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1/18/2017 12:49:00 PM \$52.00  
Book - 10521 Pg - 5656-5674  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 19 P.

When Recorded Return to:  
Orchard Street, INC.  
7070 S. 2300 E. Ste 210  
Salt Lake City, UT 84121

## **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PAYTON PLACE**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PAYTON PLACE (this "Declaration") is made and executed this 8<sup>th</sup> day of NOVEMBER, 2016, by ORCHARD STREET INC., a Utah Corporation ("Declarant").

### **RECITALS**

- A. Declarant is the owner of that certain real property located in Sandy, Salt Lake County, Utah, more particularly described on Exhibit A attached hereto (the "Property"). Declarant is developing the Property to be known as "Payton Place" (the "Project"). The Project currently consists of seven (7) detached single-family building pads.
- B. Declarant intends to establish a common scheme and plan for the possession, use, enjoyment and improvement of the Project.

### **DECLARATION**

NOW, THEREFORE, it is hereby declared that the Project shall be held, sold, conveyed, leased, rented, encumbered and used subject to the following easements, rights, assessments, liens, charges, covenants, servitudes, restrictions, limitations, conditions and uses, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and of binding on all parties having any right, title or interest in the described Property or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each owner thereof.

### **ARTICLE 1**

#### **DEFINITIONS**

The following words, phrases, or terms used in this Declaration shall have the following meanings:

- (a) "Committee" Shall mean and refer to the Architectural Control Committee established pursuant to Article II
- (b) "Declarant" shall mean and refer to Orchard Street, Inc. a Utah Corporation and/or successor to said company (e.g., an entity affiliated with Orchard Street, Inc. that acquires

any Lots for the purposes of building homes and then selling them to consumers) which, either by operation of law or through a voluntary conveyance, transfer, comes to stand in the same relationship to the Project as did its predecessor.

- (c) "Lot" shall mean any of the seven (7) detached, single-family home building pads, separately numbered and individually described on the Plat and intended for the private use and ownership.
- (d) "Owner" shall mean the recorded holder of legal title to the free simple interest in any Lot. If there is more than one record holder of legal title to a Lot, each record holder shall be an "Owner".
- (e) "Plat" shall mean the collective reference to the following duly approved and recorded plats filed in the office of the Salt Lake County Recorder entitled: (i) Payton Place Subdivision Plat.
- (f) "Project" shall mean the collective reference to: (i) Payton Place Subdivision
- (g) "Property" shall mean and refer to that certain real property located in Sandy City, Salt Lake County, State of Utah, and more particularly described on Exhibit A hereof.

## **ARTICLE II ARCHITECTURAL CONTROL COMMITTEE**

Purpose. In order to create, maintain and improve the Project as a pleasant and desirable environment, to establish and preserve a consistent and harmonious design for the community and to protect and promote the value of the Property, all exterior design, landscaping and changes or alterations to existing use, landscaping and exterior design and development shall be subject to design review by the Architectural Control Committee (the "Committee")

Creation. The Architectural Control Committee shall consist of three (3) persons, the majority of which shall constitute a quorum, and the concurrence of the majority shall be necessary to carry out the provisions applicable to the Committee. In the event of death or resignation of any of the Committee members, the surviving members of the Committee shall have full authority to appoint another person to fill the said vacancy. The initial Committee will consist of three (3) persons to be appointed by Declarant in its sole discretion for so long as it remains a Class B Member. Thereafter, the initial Committee shall be released from responsibility and a new Committee shall be selected which shall consist of three (3) members. The term for which each Committee member shall serve shall be four (4) years, plus any time required to duly select a successor Committee member, unless such member shall have died or resigned prior to such time. The members on the Committee shall be elected by a two-thirds (2/3) majority vote at a vote of the Owners voting in person or by proxy, at a meeting duly called for that purpose. No member may serve on the Committee for more than two (2) consecutive terms at a time.

Except for the initial Committee appointed by Declarant, all members of the Committee must be Owners at the time of their appointment. Should any Committee member move his or her residence outside of the Project, such member shall automatically be deemed to have

resigned and the Committee shall declare a vacancy and a new Committee member shall be elected in accordance with the provisions above.

In the event of violation of any of the provisions of this Declaration, the Committee is authorized and empowered to take such action as may be necessary to restrain or enjoin the violations of applicable governmental codes and regulations and these covenants. All costs, including attorneys' fees, of such enforcement shall be borne by the Owners who are in violation of this Declaration.

Powers. The Committee is hereby authorized to perform (or to retain the services of one (1) or more consulting architects, landscape architects or urban designers, who need not be licensed to practice in the State of Utah, to advise and assist the Committee in performing) the design review functions prescribed in this Declaration to carry out the provisions set forth therein.

### ARTICLE III

#### COVENANTS, CONDITIONS AND RESTRICTIONS

**Land Use and Building Type.** No Lot shall be used for other than residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one (1) single-family dwelling not to exceed the height limitation for the applicable zone of the City of Sandy as specified at the time of recordation of the Plat. Each dwelling must have at least a two (2) car and no more than a four (4) car garage. A detached garage may be built if approved by the Committee. Carports may not be built. Height shall be measured as the vertical distance from average finished grade surface at the building wall to the highest point (apex) of the roof. Chimneys, flag poles and similar structures not used for human occupancy are excluded for purposes of calculating the height of a structure. Unless otherwise approved in writing by the Committee, each dwelling shall contain a minimum square footage of 1,800 square feet on the main floor for a two-story dwelling and 2,000 square feet on the main floor for a rambler or single story dwelling. Square footage of any style is excluding garages, porches, verandas, patios, basements, eaves, overhangs and steps. Any square footage with any portion thereof beneath the top grade of the foundations will not qualify to offset the minimum square footage requirement. Any deviations from this requirement must be approved in writing by the Committee and the City of Sandy, as applicable. The side yard for each building shall meet the minimum requirements of the City of Sandy.

Architectural Control. To maintain a degree of protection for the investment which homeowners in this area may make, homes of superior design are requisite. Designs shall be limited to those approved by Declarant, which shall be prepared by architects or by qualified residential designers of outstanding ability whose previous work may be reviewed as a part of the approval process. In the event of any reconstruction of an improvement or a house on a lot due to casualty, the design, quality and appearance of the reconstructed home shall be substantially the same as the structure initially built. All landscaping, grading, excavation, building, fence, wall, residence or other structure (e.g., a detached garage), including

exterior color scheme, shall be subject to the prior written approval of the Committee. Once approved by the Committee, no changes or deviations in or from the plans and specifications shall be made without the prior written approval of the Committee. Subsequent to receiving approval of the Committee and prior to the commencement of construction, each Owner will be responsible for obtaining a building permit from the City of Sandy.

No construction, reconstruction or modification of a home or landscaping may commence without approval by the Committee of the working drawings including, but not limited to, the following:

- (a) Plot lands to scale showing the entire site, building, garages, walks, drives, fences, lights and retaining walls, with elevations of the existing and finished grades and contours including those at the outside corners of the buildings and at adjacent property line and street fronts and elevations of floors from a designated point on the street.
- (b) Detailed floor plans showing dimensions and measurements.
- (c) Detailed elevations, indicating all materials and showing existing and finished grades.
- (d) Detailed sections, cross and longitudinal.
- (e) Details of cornices, porches, windows, doors, garages, garden walls, steps, patios, fences, carriage lights, etc.
- (f) 3 Sides of the home must be 30% brick or stone

Specifications shall give complete descriptions and color samples of materials to be used on the exterior of the residence.

Construction Quality, Size and Cost. The Committee will base its approval of construction plans, specifications, landscaping plans and other alterations on the acceptability and harmony of the external design of the proposed structures with respect to topography and grade, quality of materials, size, height, color, etc. All structures constructed on the Property shall be of new materials, except pre-approved used brick, and shall be of good quality workmanship and materials. Only those exterior materials which will blend harmoniously with the natural environment, with special emphasis on the earth-toned colors, shall be recommended. All exterior material shall be new, except pre-approved used-brick, and consist of brick, rock, stucco or combination approved in writing by the Committee. Aluminum soffit and fascia is acceptable. No aluminum exterior siding homes shall be permitted in the Project. Stone must be natural stone only. All exterior materials and colors are to be specified on plans and submitted for approval by the Committee, No pre-manufactured homes shall be permitted. No flat roofs shall be permitted in the Project without prior written approval of the Committee. Pitched roofs shall be at least 3/12 pitch and no greater than 12/12 without the prior written consent of the Committee. A minimum of eight (8) inches shall be required on the fascia. All stacks and chimneys from fireplaces in which combustible

materials other than natural gas are burned shall be fitted with spark arresters. All Owners shall strictly comply with all state laws and city ordinances pertaining to fire hazard control.

Construction Time. The Committee shall have final control for approval of all color and material plans. Construction to begin within 24 months from date of Lot Purchase. Upon commencement of construction on any Lot, the construction time for the exterior portion of any structure shall not exceed twelve (12) months from start to finish. "Start" shall be the instant any foliage is cut or removed in anticipation of the landscaping or construction to be built. All building debris, excavation, dirt, etc. associated with the building process shall be removed within the twelve (12) month period. Such debris and excavation dirt shall not be permitted on any of the streets or sidewalks within the Project. Prior to construction, each Owner shall be responsible to keep their respective Lot in a neat and tidy condition, free of rubbish or debris of any kind, and shall maintain the natural foliage upon their respective Lot free of weeds and any other unsightly or offensive items or activity detrimental to any other property in the vicinity thereof or to occupants of such other property.

Building Location. No building shall be located on any detached single-family Lot nearer than minimum building set-back, side street and side lot lines required by the City of Sandy.

Landscaping. Lawn, patio, and garden areas are subject to approval by the Committee. Owners are encouraged to plant trees and shrubs to enhance the natural beauty, provide windbreakers and improve erosion control within the Project. The planting of trees that will have a high profile and obstruct the view from neighboring Lots is prohibited. Such trees may be pruned or removed at the discretion of the Committee.

No planting or structures shall be placed or permitted which may damage or interfere with established slope ratios, create erosion or change the direction of drainage channels. All materials used to retain and contour the slope of any Lot or improvement must conform with the natural beauty and color of the Property and must be approved by the Committee.

Each dwelling shall have installed surrounding it and outdoor sprinkler system for fire protection and irrigation.

Landscaping shall be installed and maintained by each Owner with respect to such Owner's Lot, and may include a combination of lawn, trees, shrubs or ground cover. Landscaping shall be properly nurtured and maintained by each owner. Ground cover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Ground cover may also include mineral or non-living organic permeable material in not more than fifty percent (50%) of the net landscaped area. Mineral ground cover may include such materials as rocks, boulders, gravel or brick over

sand. Species, size and placement of landscape elements shall be determined by the Committee in keeping with overall landscaping of the project. Upon completion of home construction, lot owner must plant two Caliper trees to in the park strip, trees to have a minimum of 3" diameter trunk.

Temporary Occupancy and Temporary Buildings. No trailer, basement of any incomplete building, tent, shack, garage, or barn, and not temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent except as set forth herein. Temporary buildings or structures used during the construction of a dwelling on any property shall be removed immediately after completion of construction.

Accessory Structures. Patio structures, trellises, sunshades, gazebos, awnings, window treatments, blinds, flags and any other appurtenant buildings shall be constructed of materials consistent with the colors, textures and materials approved for the dwelling and shall be integral to the architecture of the house and subject to the prior written approval of the Committee in its discretion.

Exterior Antennas, Lights and Power Lines. Exterior antennas as prohibited without the prior written approval of the Committee. Exposed metal flues, vents, ventilator or other metallic rooftop protrusions shall be coated or painted with a neutral color which will blend harmoniously with the surrounding Property. Satellite TV dishes will be allowed, provided they are placed or screened so they are not readily visible to neighboring Lots and streets. The location of Satellite TV dishes must be approved by the Committee. Exterior lighting that is detached from the dwelling will not be allowed unless approved by the Committee. All power lines and similar type cables shall be buried underground. No short-wave radio antennas may be constructed on any Lot or attached to any structure thereon without the prior written approval of the Committee.

Nuisances; Construction Activities. Lot Owners shall be responsible for any damage done by Owner or their contractors, subcontractors and materialmen to streets, sidewalks, curbs, storm drains and systems, utilities' lines and pipes, or any clean-up expense caused by such construction activities. Each Owner shall follow the applicable city and county storm water pollution prevention plan requirements and shall keep the streets, sidewalks, curbs, storm drains, and systems utilities' lines and pipes, unobstructed and free and clear of debris. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot, and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such property or any property in the vicinity thereof or the occupants of such other property. No other nuisance shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other property in the vicinity thereof or its occupants. Normal construction activities and parking in connection with the building of improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept

in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of brick, block, lumber and other building materials will be piled only in such areas as may be approved by the Committee. In addition, any construction equipment and building materials stored or kept on any Lot during construction of improvements may be kept only in areas approved by the Committee, which may require screening of the storage areas.

No articles, material, equipment or vehicles of any nature shall be parked or stored on any street location within the Property. Licensed, regularly used passenger vehicles (i.e., visitor vehicles) may be parked on streets within the Property for brief periods of time (i.e., less than twenty-four (24) hours). Overnight parking of such vehicles should generally be restricted to driveway of the dwelling being visited.

The use or operation of snowmobiles on Project streets is not permitted. The use of motorcycles and other motorized recreational vehicles which may produce audible annoyance to the Owners shall be limited to ingress and egress of the Property.

No oil or gas drilling, development, operations, refining, storage, quarrying or mining operations of any kind shall be permitted upon any Lot.

The burning of rubbish, leaves or trash on the Property is prohibited. Trash containers shall be covered and kept screened from view from the street in suitable enclosed areas, except during collection.

No Owner shall permit anything or condition to exist upon any Lot which shall induce, breed or harbor infectious plant diseases or noxious insects.

The committee, in its sole discretion, shall have the right to determine the existence of any nuisance.

Solar Equipment. Solar panels are to be integrated into roof design. Panels and frames must be compatible with roof colors, all equipment must be screened from view, and prior written approval must be obtained from the Committee.

Executed the day and year first above written.

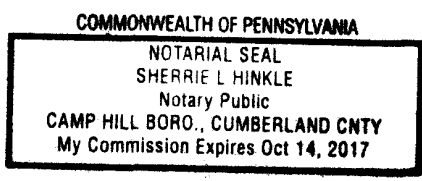
ORCHARD STREET, INC.

By: *Ken Martindale*

Ken Martindale  
President

STATE OF Pennsylvania  
COUNTY OF Cumberland

On this 8<sup>th</sup> Day of October, 2016, personally appeared before me Ken Martindale, who being by me a duly sworn, did say that he is the President of Orchard Street, Inc., and that said instrument was executed on behalf of Orchard Street, Inc.



*Sherrrie L. Hinkle*  
Notary Public  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# PAYTON PLACE SUBDIVISION

## CONSTRUCTION DRAWINGS LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



1475 N. WINDY HOLLOW DRIVE, SUITE 200  
SANDY, UT 84086-1111  
WWW.WILDINGENGINEERING.COM

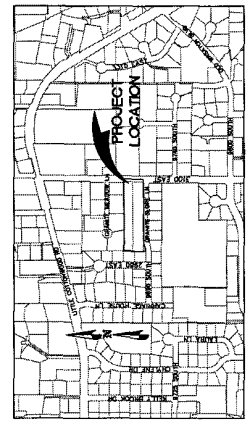


1475 N. WINDY HOLLOW DRIVE, SUITE 200  
SANDY, UT 84086-1111  
WWW.WILDINGENGINEERING.COM

### CONSTRUCTION DRAWINGS NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SANDY CITY PUBLIC WORKS DEPARTMENT AND THE SANDY CITY PUBLIC UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SANDY CITY PUBLIC WORKS DEPARTMENT AND THE SANDY CITY PUBLIC UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SANDY CITY PUBLIC WORKS DEPARTMENT AND THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.

DRAWING INDEX table with columns: SHEET, DESCRIPTION, TITLE, SHEET



VICINITY MAP  
SANDY, UT



Project information block including: PROJECT INFORMATION, PAYTON PLACE, COVER SHEET, SANDY, UTAH, JRP, MEC, 15111, 02/29/16, NONE, C101

# ARCHIBALD PROPERTY

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

## RECORD OF SURVEY

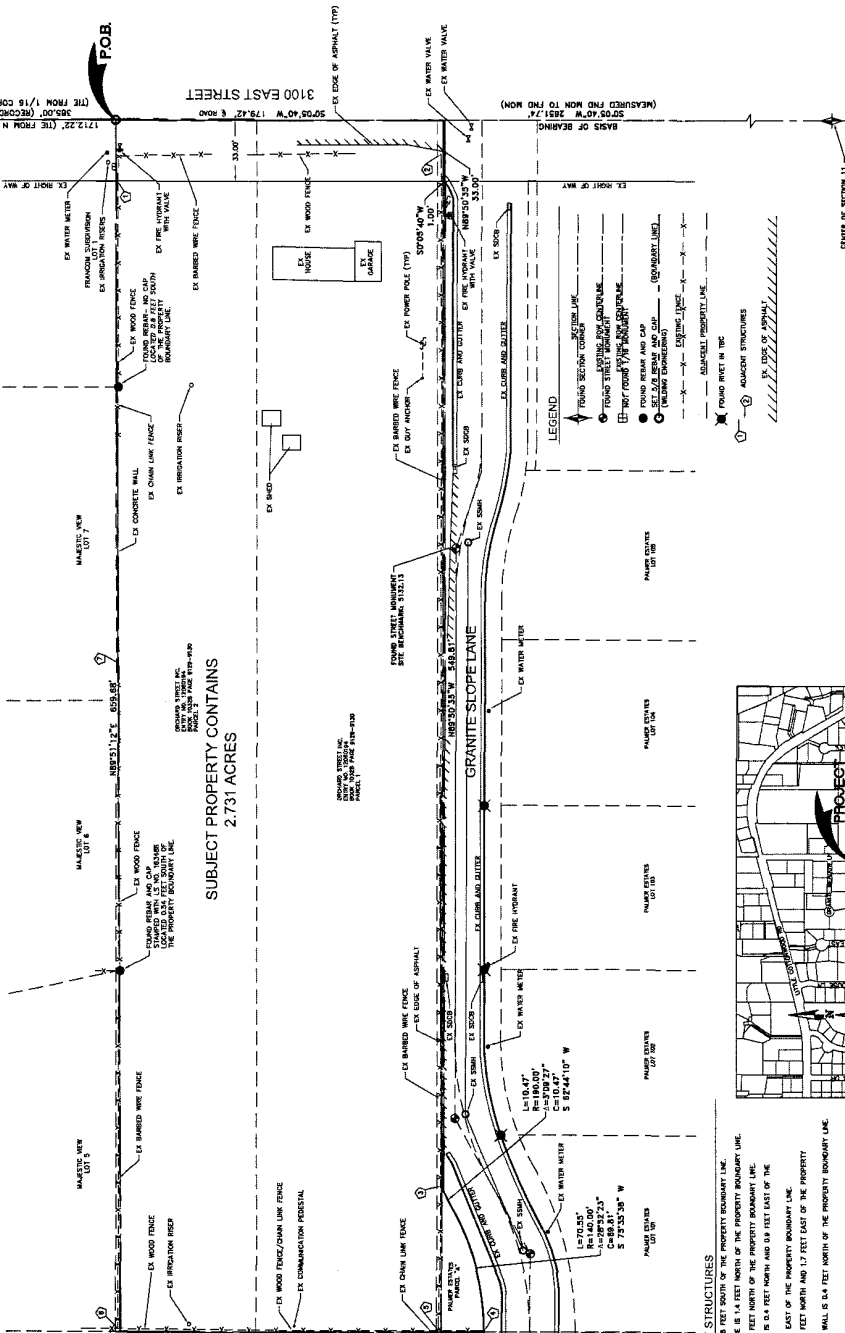
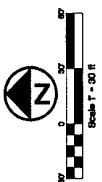
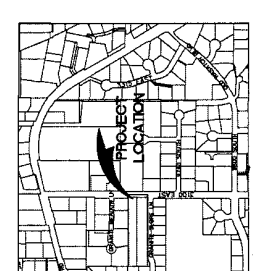


TABLE OF ADJACENT STRUCTURES

- ① WOOD FENCE CORNER IS 0.8 FEET SOUTH OF THE PROPERTY BOUNDARY LINE.
- ② END OF BARBED WIRE FENCE IS 1.4 FEET NORTH OF THE PROPERTY BOUNDARY LINE.
- ③ BARBED WIRE FENCE IS 1.7 FEET NORTH OF THE PROPERTY BOUNDARY LINE.
- ④ PROPERTY BOUNDARY LINE IS 0.4 FEET NORTH AND 0.9 FEET EAST OF THE PROPERTY BOUNDARY LINE.
- ⑤ FENCE INTERSECTION IS 0.8 EAST OF THE PROPERTY BOUNDARY LINE.
- ⑥ PROPERTY BOUNDARY LINE IS 1.5 FEET NORTH AND 1.7 FEET EAST OF THE PROPERTY BOUNDARY LINE.
- ⑦ SOUTH EDGE OF CONCRETE WALL IS 0.4 FEET NORTH OF THE PROPERTY BOUNDARY LINE.



NO.	REVISION	DATE
DRAWING TITLE <b>RECORD OF SURVEY</b>		
PROJECT NAME <b>ARCHIBOLD PROPERTY</b>	DRAWN BY <b>DCC</b>	CHECKED BY <b>SWD</b>
LOCATION <b>9878 SOUTH 3100 EAST</b>	FILE NAME <b>C:\DATA\15111..._V004\15111..._V004\SURV.DWG</b>	SHEET <b>1 OF 1</b>
DATE		

### SURVEYORS CERTIFICATE

I, [Surveyor Name], being duly sworn, depose and say that I am the duly Licensed Surveyor who prepared and supervised the making of the Survey, that I am duly Licensed and qualified to perform the same, and that the Survey was made in accordance with the Rules and Regulations of the State of Utah, and that the same has been correctly surveyed as shown on this map.

### BOUNDARY DESCRIPTION

PARCEL [Lot #] IS [Area] SQUARE FEET OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF THIS PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF 3100 EAST STREET, 3100 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (MEASURED FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN) (POINT OF BEGINNING). ...

**SUBJECT PROPERTY CONTAINS 2.731 ACRES**

GENERAL NOTES:  
1. ALL DIMENSIONS ARE TO THE CENTER LINE OF 3100 EAST STREET.  
2. THE PROPERTY IS BOUNDARY SURVEYED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF UTAH.  
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF UTAH.  
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF UTAH.  
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7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF UTAH.

**GENERAL NOTES**

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:  
1. PLAT FOR THE SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RECORDED IN BOOK 27, PAGE 183.  
2. SURVEY OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RECORDED IN BOOK 777, PAGE 207.  
3. PLAT FOR THE SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RECORDED IN BOOK 1312, PAGE 104-107.  
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6. PLAT FOR THE SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RECORDED IN BOOK 1312, PAGE 104-107.  
7. OTHER DOCUMENTS AS SHOWN ON THIS MAP.

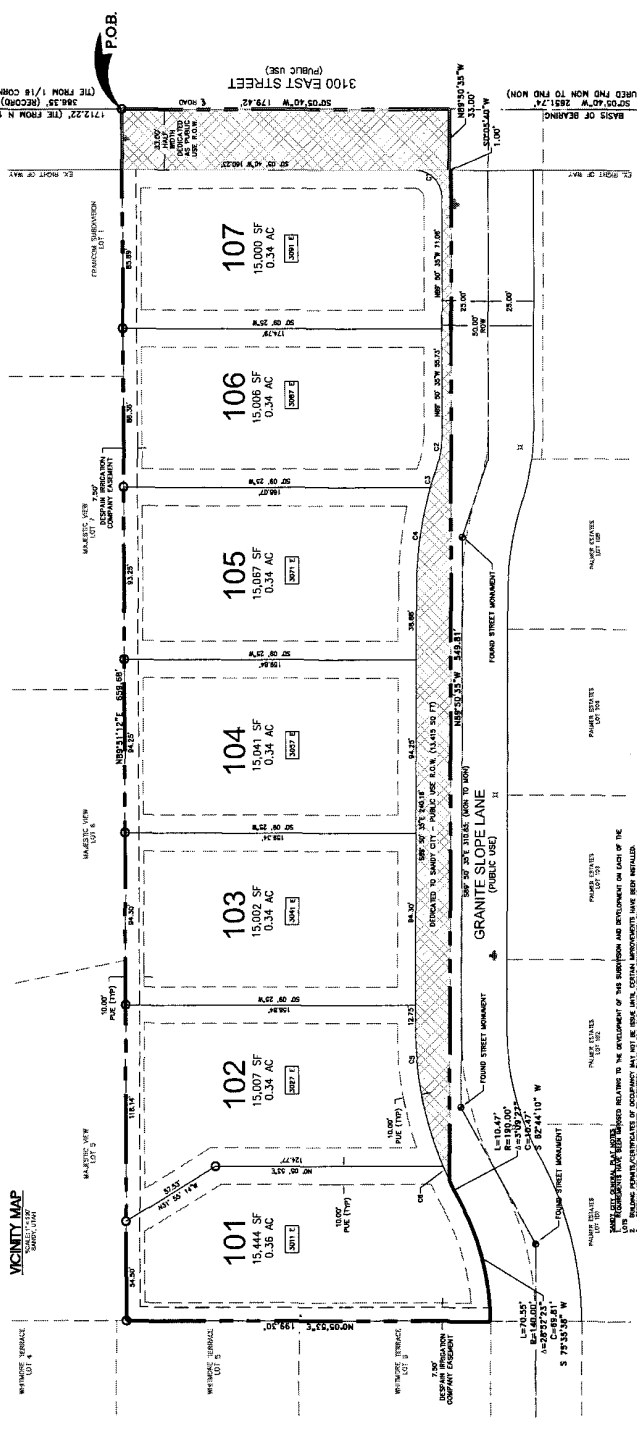
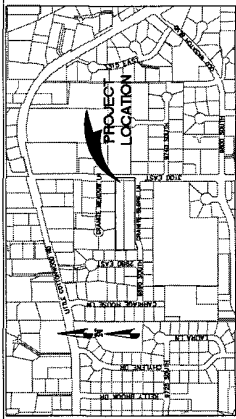
**GENERAL NOTES**

(2) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:  
1. PLAT FOR THE SUBDIVISION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RECORDED IN BOOK 27, PAGE 183.  
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7. OTHER DOCUMENTS AS SHOWN ON THIS MAP.

# PAYTON PLACE SUBDIVISION

## AMENDING PALMER ESTATES PARCEL A

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



**PLANNING COMMISSION**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE SALT LAKE CITY PLANNING COMMISSION.  
COMMISSIONER \_\_\_\_\_

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE SEWER DISTRICT REPRESENTATIVE.  
SEWER DISTRICT REPRESENTATIVE \_\_\_\_\_

**COMCAST**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE REPRESENTATIVE LOCATED AT 1500 WEST 15TH STREET, SALT LAKE CITY, UT 84114.  
REPRESENTATIVE \_\_\_\_\_

**SALT LAKE COUNTY HEALTH DEPARTMENT**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE HEALTH DEPARTMENT REPRESENTATIVE.  
HEALTH DEPARTMENT REPRESENTATIVE \_\_\_\_\_

**CITY ENGINEER**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE CITY ENGINEER.  
CITY ENGINEER \_\_\_\_\_

**APPROVAL AS TO FORM**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE CITY ENGINEER.  
CITY ENGINEER \_\_\_\_\_

**ROCKY MOUNTAIN POWER**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE ROCKY MOUNTAIN POWER REPRESENTATIVE.  
ROCKY MOUNTAIN POWER REPRESENTATIVE \_\_\_\_\_

**SAVING AND RECEIVING**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE SAVING AND RECEIVING REPRESENTATIVE.  
SAVING AND RECEIVING REPRESENTATIVE \_\_\_\_\_

**PARKS AND RECREATION**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE PARKS AND RECREATION REPRESENTATIVE.  
PARKS AND RECREATION REPRESENTATIVE \_\_\_\_\_

**SANDY CITY PUBLIC UTILITIES**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ BY THE SANDY CITY PUBLIC UTILITIES REPRESENTATIVE.  
SANDY CITY PUBLIC UTILITIES REPRESENTATIVE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, the undersigned, am a duly licensed Professional Land Surveyor under the laws of the State of Utah, and I have surveyed the above described premises, and I have made a correct and true plat of the same, and I have caused the same to be recorded in the Office of the County Clerk of Salt Lake County, Utah, in accordance with the provisions of the laws of the State of Utah.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE AND THE SEAL OF THE COUNTY OF SALT LAKE COUNTY, UTAH, THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_.

**BOUNDARY DESCRIPTION**  
BEING A PART OF THE CENTER LINE OF JOHN EAST STREET, SAID JOHN EAST STREET BEING A 30-FEET-WIDE STREET, AS SHOWN ON THE PLAT OF SAID JOHN EAST STREET, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, IN BOOK 1778, PAGE 10.

**BOUNDARY NARRATIVE**  
THE RECORD OF SAID CITY OF SALT LAKE COUNTY SURVEYOR'S OFFICE FOR THE YEAR 2011, SHOWS THAT THE BOUNDARY OF SAID PARCEL 101, AS SHOWN ON THE PLAT OF SAID PARCEL 101, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, IN BOOK 1778, PAGE 10, IS AS SHOWN ON THE PLAT OF SAID PARCEL 101, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, IN BOOK 1778, PAGE 10.

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THE SURVEY IS THE TRUE MERIDIAN, AS DETERMINED FROM THE MAGNETIC DECLINATION OF SALT LAKE COUNTY, UTAH, FOR THE YEAR 2011.

**OWNER'S DECLARATION**  
I, the undersigned, the owner of the above described premises, do hereby declare that I am the owner of said premises, and I have the right to dispose of said premises in any and all ways that I may see fit.

**PAYTON PLACE SUBDIVISION**  
AND TO HERETOFORE, GRANT, AND CONVEY TO SAID CITY OF SALT LAKE COUNTY AND COUNTY CLERK, THAT THE SURVEY AND PLAT OF SAID PARCEL 101, AS SHOWN ON THE PLAT OF SAID PARCEL 101, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, IN BOOK 1778, PAGE 10, IS AS SHOWN ON THE PLAT OF SAID PARCEL 101, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, IN BOOK 1778, PAGE 10.

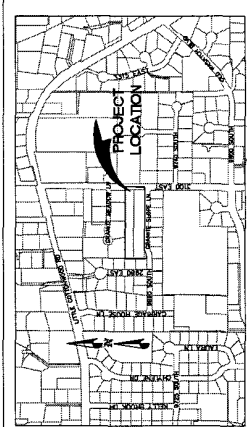
**CORPORATE ACKNOWLEDGMENT**  
I, the undersigned, the Mayor of the City of Sandy, Utah, do hereby acknowledge that I am the Mayor of said city, and I have the authority to execute this certificate on behalf of said city.

**LEGEND**  
- - - - - SECTION LINE  
- - - - - FOUND STREET RIGHT-OF-WAY  
- - - - - 30-FEET-WIDE STRIP OF PUBLIC UTILITY EASEMENT  
- - - - - PUBLIC UTILITY EASEMENT  
- - - - - EXISTING FIRE HYDRANT  
- - - - - EXISTING STREET LIGHT  
- - - - - AREA TO BE CONVEYED TO SANDY CITY PUBLIC UTILITIES

**RECORDERS OFFICE**  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.  
SALT LAKE COUNTY RECORDERS  
PLAT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



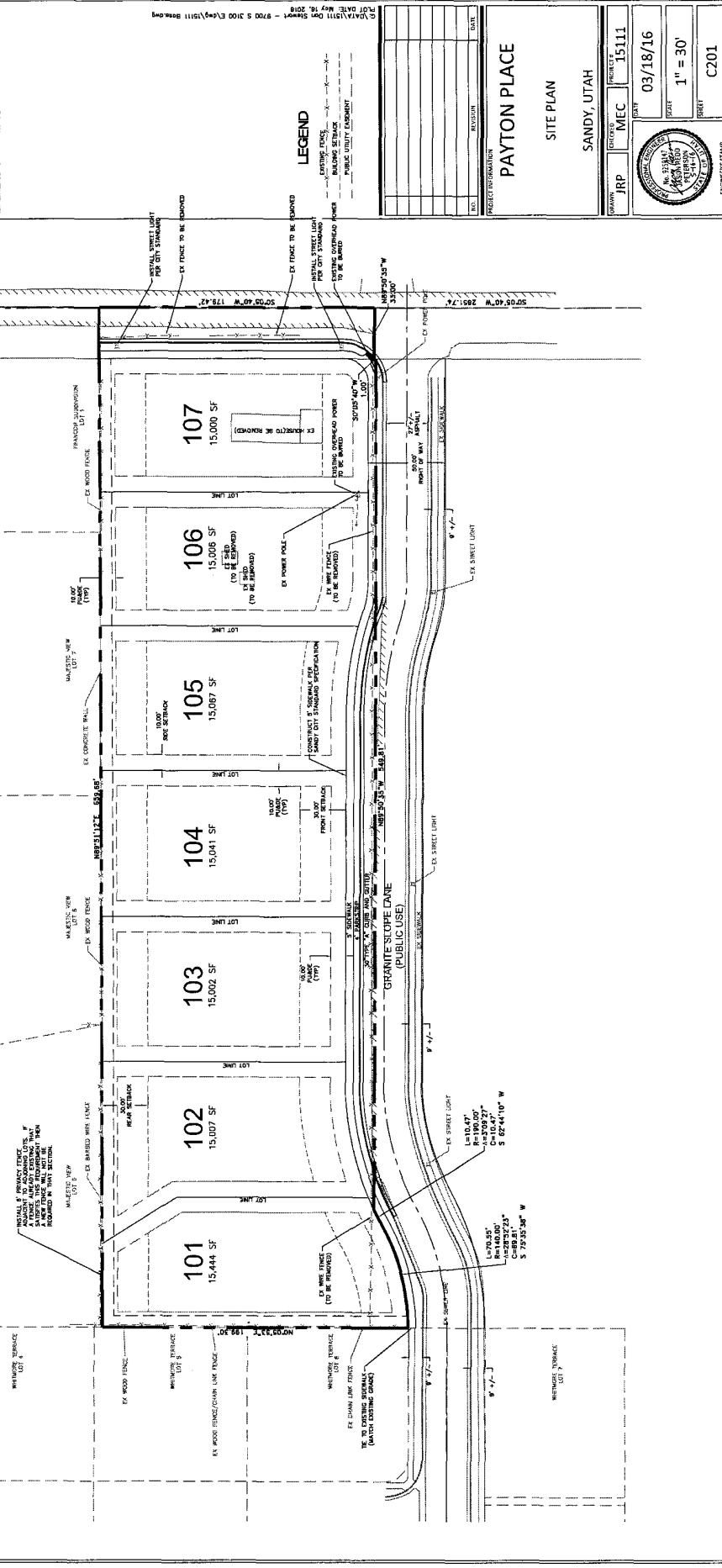
# PAYTON PLACE SITE PLAN



**WILDWING  
ENGINEERING**  
1474 N. BEAULIEU AVENUE, SUITE 100  
SANDY, UTAH 84087  
WWW.WILDWINGENGINEERING.COM

**DRAWING NOTES:**

1. THIS SITE PLAN IS FOR THE PROPOSED DEVELOPMENT OF THE PROPERTY DESCRIBED IN THE PLAT.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW AND APPROVAL.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY UTILITY REQUIREMENTS AND THE CITY ENGINEER'S REVIEW AND APPROVAL.
4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.
10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF SANDY PLANNING DEPARTMENT'S REVIEW AND APPROVAL.



**LEGEND**

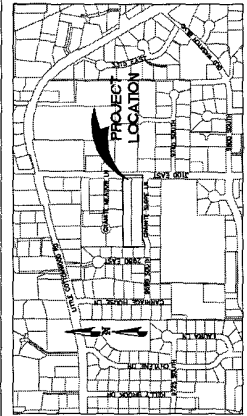
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING OVERHEAD WATER
- EXISTING OVERHEAD SEWER
- EXISTING STREET LIGHT
- EXISTING UTILITY EASEMENT

PROJECT INFORMATION	
NO.	DATE
<b>PAYTON PLACE</b>	
<b>SITE PLAN</b>	
<b>SANDY, UTAH</b>	
DRAWN BY	JRP
CHECKED BY	MEC
PROJECT NO.	15111
DATE	03/18/16
SCALE	1" = 30'
PROJECT	C201



# PAYTON PLACE

## SITE AND UTILITY PLAN



**WILDWING ENGINEERING**  
 1471 S. SANDY BLVD., SUITE 200, SANDY, UT 84086  
 (801) 733-1111  
 WWW.WILDWINGENGINEERING.COM

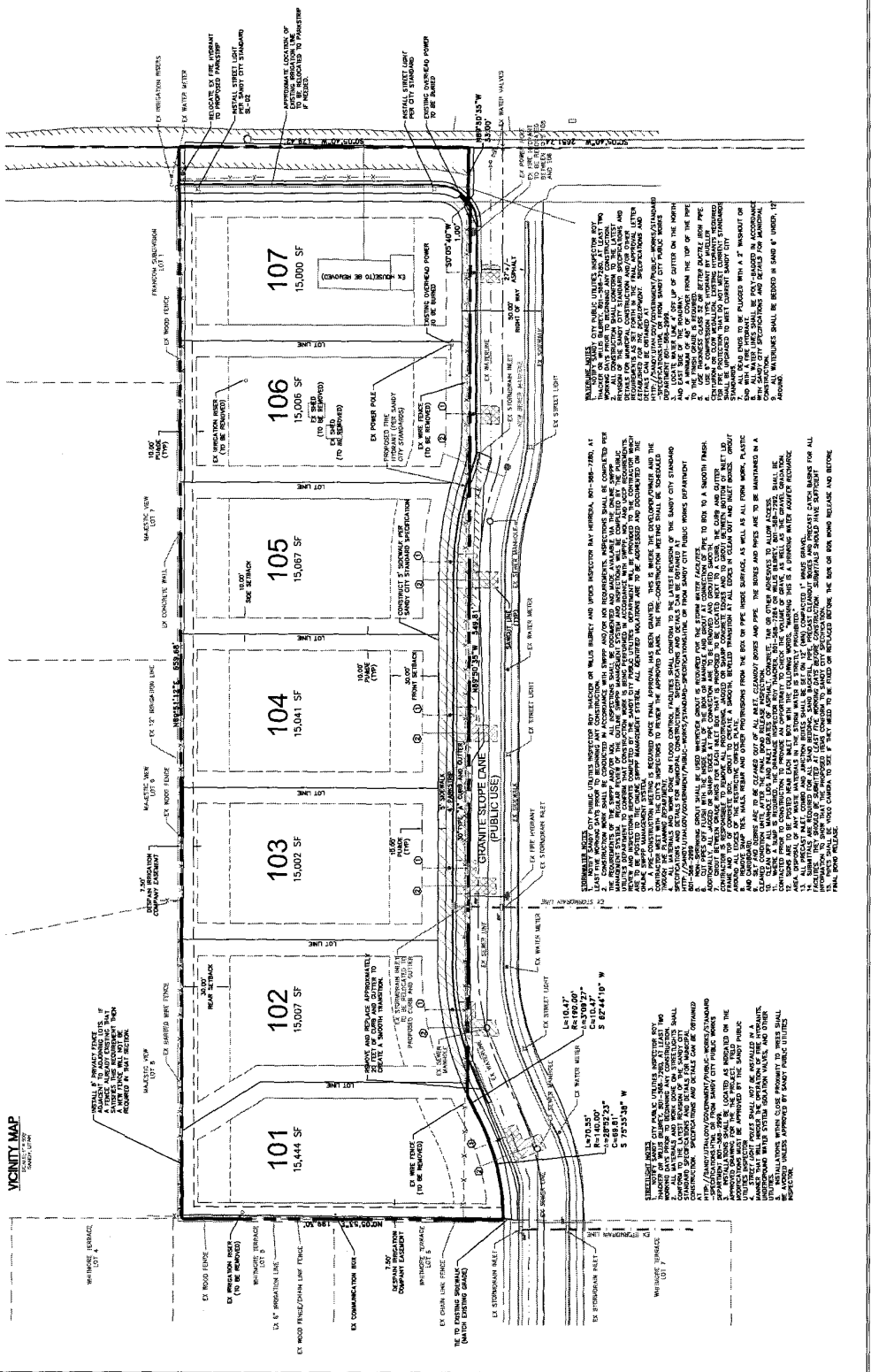
**CONTRACTOR NOTES:**

1. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. A UTILITY LOCATED AT A DEPTH GREATER THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH LESS THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH GREATER THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH LESS THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. A UTILITY LOCATED AT A DEPTH GREATER THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH LESS THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH GREATER THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH LESS THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. A UTILITY LOCATED AT A DEPTH GREATER THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH LESS THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH GREATER THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE. A UTILITY LOCATED AT A DEPTH LESS THAN 48" SHALL BE PROTECTED BY A CONCRETE OR METAL PIPE.

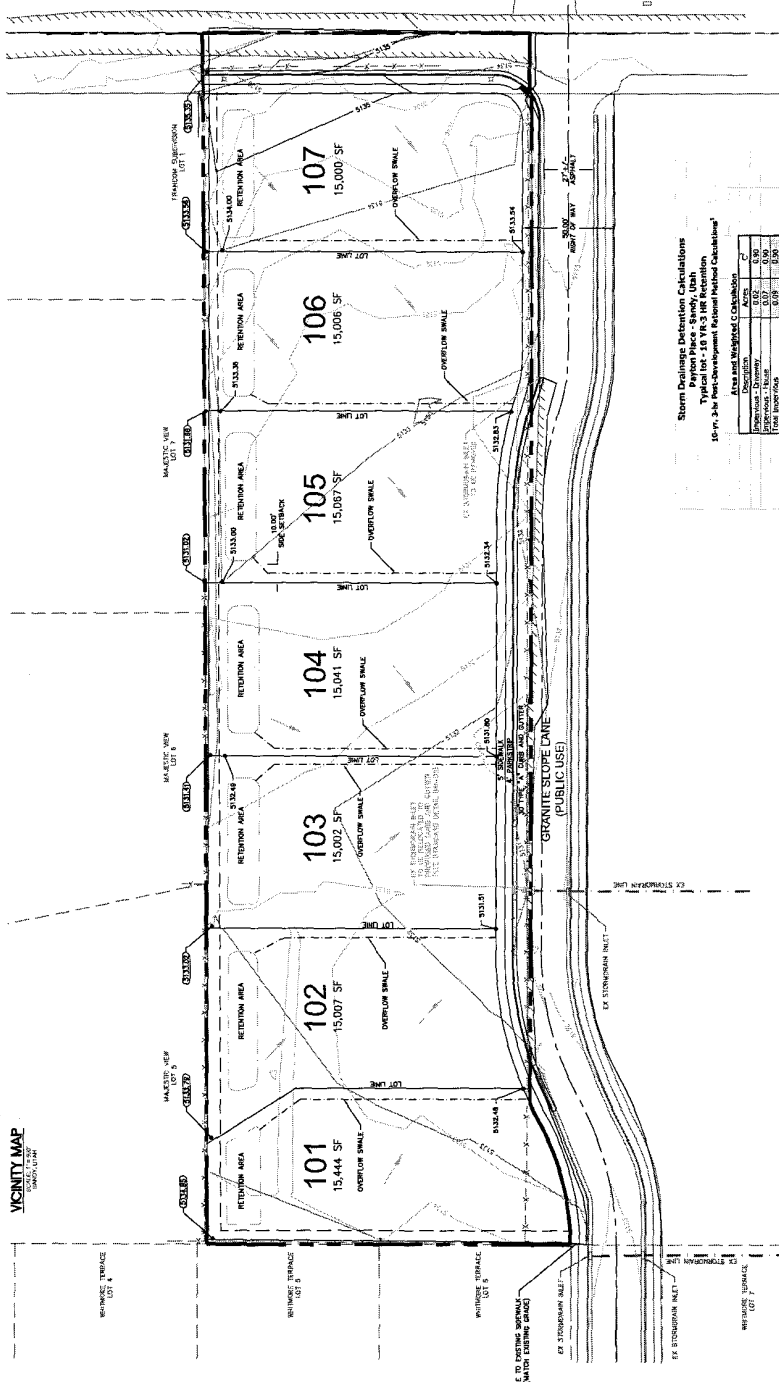
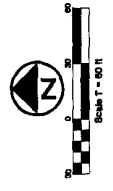
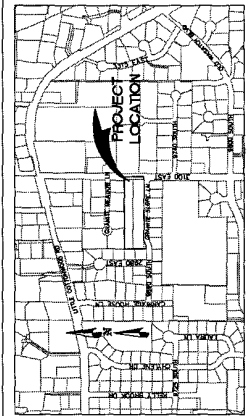
**LEGEND**

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UTILITY
- PROPOSED CEMENT WATER LATERAL
- PROPOSED SANITARY LATERAL
- PROPOSED 12" DUCT IRON
- 1" TYPE K COPPER WATER LATERAL, W/ 1/2" SWEAT LATERAL
- 4" SWEAT LATERAL
- RIGHT OF WAY DEVIATION
- PAVEMENT AND REMOVAL AREA
- EXISTING FIRE HYDRANT

PROJECT INFORMATION	PROJECT NAME	PAYTON PLACE
	SITE AND UTILITY PLAN	
	SANDY, UTAH	
DATE	02/29/16	
SCALE	1" = 30'	
PROJECT NUMBER	C202	



# PAYTON PLACE GRADING AND DRAINAGE PLAN



**Storm Detention Detention Calculations**  
Payton Place - Sandy, Utah  
10-yr. 2-in. Impervious Residential Rainfall Distribution

Drainage Area (Ac)	Peak Flow (cfs)	Volume (cu ft)	Retention Volume (cu ft)	Retention Time (min)
101	4.28	6,900	6,900	10
102	4.28	6,900	6,900	10
103	4.28	6,900	6,900	10
104	4.28	6,900	6,900	10
105	4.28	6,900	6,900	10
106	4.28	6,900	6,900	10
107	4.28	6,900	6,900	10
<b>TOTAL</b>	<b>25.68</b>	<b>41,400</b>	<b>41,400</b>	<b>10</b>

**WILDING ENGINEERING**  
14741 SANDY LINDEN DRIVE, SUITE 110  
SANDY, UT 84086  
PHONE: 781-333-1111  
WWW.WILDINGENGINEERING.COM

**DRAWING NOTES:**

- THIS DRAWING IS TO BE USED TO PERFORM THE DRAINAGE DESIGN AND TO BE SUBMITTED TO THE CITY OF SANDY FOR REVIEW AND APPROVAL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANDY AND THE STATE OF UTAH. THE CITY OF SANDY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF UTAH.
- ALL OVERFLOW SWALES SHALL BE DESIGNED TO EXCEED THE DESIGN FLOW RATE AND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- RETENTION AREAS SHALL BE MAINTAINED BY PROPERTY OWNERS.
- RETENTION AREAS SHALL BE MAINTAINED BY PROPERTY OWNERS.

**LEGEND:**

- PROPOSED RETENTION AREA
- PROPOSED OVERFLOW SWALE
- PROPOSED DRAINAGE DIRECTION
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING OVERFLOW SWALES
- EXISTING DRAINAGE DIRECTION
- EXISTING PROPERTY OWNERS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	02/29/16	ISSUED FOR PERMITS	JAC	JAC
2	02/29/16	ISSUED FOR PERMITS	JAC	JAC
3	02/29/16	ISSUED FOR PERMITS	JAC	JAC
4	02/29/16	ISSUED FOR PERMITS	JAC	JAC
5	02/29/16	ISSUED FOR PERMITS	JAC	JAC

**PROJECT INFORMATION:**

PROJECT NAME: PAYTON PLACE  
OWNER: SANDY, UTAH  
DATE: 02/29/16  
SCALE: 1" = 30'

**PROJECT INFORMATION:**

PROJECT NAME: PAYTON PLACE  
OWNER: SANDY, UTAH  
DATE: 02/29/16  
SCALE: 1" = 30'





PROCTOR TEST FOR ROADBASE MATERIAL TO THE SANDY CITY PUBLIC WORKS DEPARTMENT. THE TEST RESULTS ARE APPROVED DESIGNATIONS OF THE SANDY CITY ENGINEER. THE TEST RESULTS ARE APPROVED DESIGNATIONS OF THE SANDY CITY ENGINEER. THE TEST RESULTS ARE APPROVED DESIGNATIONS OF THE SANDY CITY ENGINEER.

DATE: MAY 18, 2018  
 PROJECT NO: 15111  
 SHEET NO: 15111

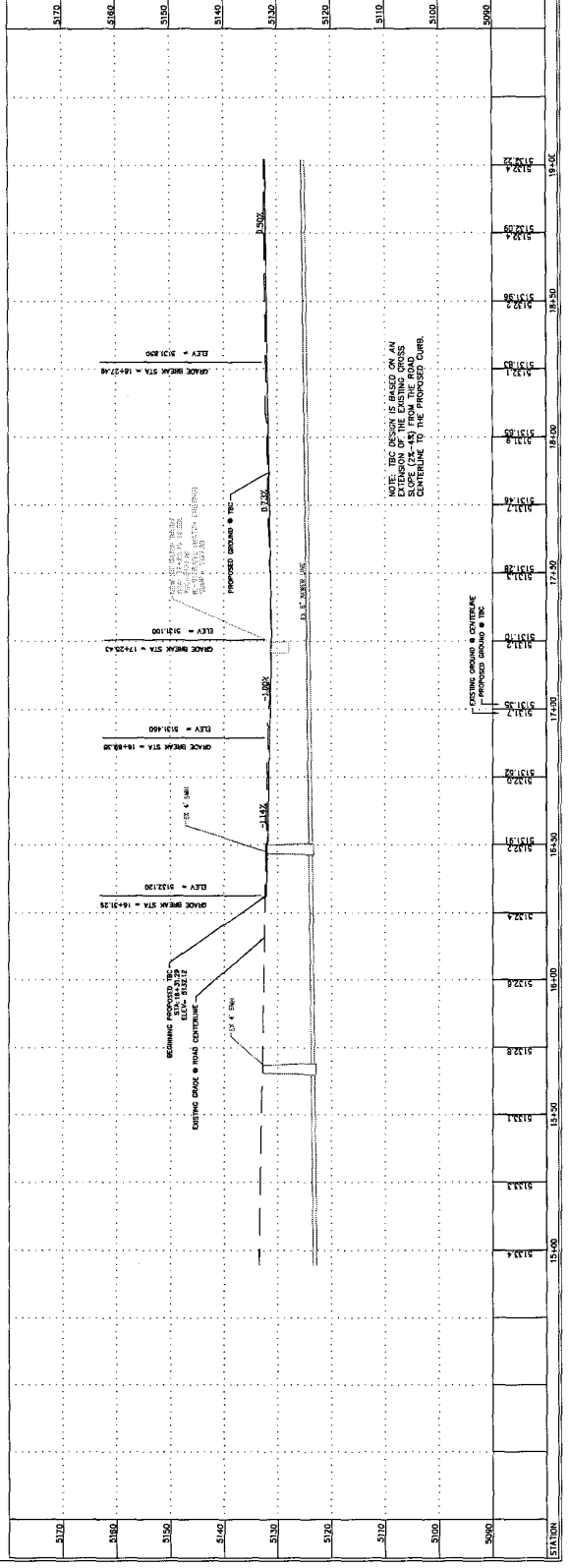
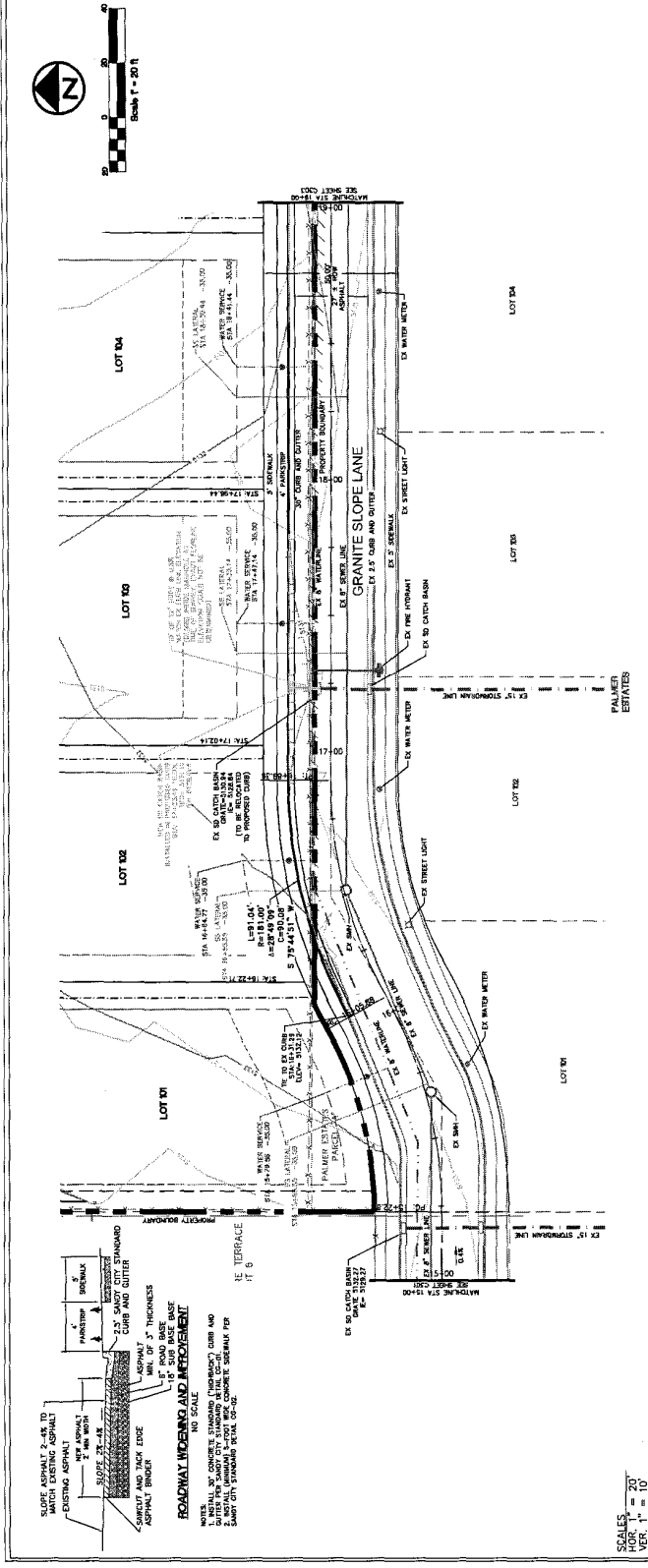
**PAYTON PLACE SUBDIVISION**  
 GRANITE SLOPE LANE PLAN AND PROFILE  
 STA 15+00 - 19+00  
 SANDY, UTAH

PROJECT NO: 15111  
 SHEET NO: 15111

DATE: MAY 18, 2018

SCALE: 1" = 20'  
 1" = 10'

C301



**ROADWAY WORKING AND MEASUREMENT**  
 NO SCALE  
 1. INSTALL 3" CONCRETE STANDARD (FINISHED) CURB AND GUTTER.  
 2. INSTALL MINIMUM 3" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD SECTION 15-2-2.  
 3. INSTALL 2" THICK ASPHALT BRICKER.  
 4. 2" SANDY CITY STANDARD CURB AND GUTTER.  
 5. 1" SANDY CITY STANDARD ASPHALT BRICKER.  
 6. 1" SANDY CITY STANDARD ASPHALT BRICKER.  
 7. 1" SANDY CITY STANDARD ASPHALT BRICKER.  
 8. 1" SANDY CITY STANDARD ASPHALT BRICKER.  
 9. 1" SANDY CITY STANDARD ASPHALT BRICKER.  
 10. 1" SANDY CITY STANDARD ASPHALT BRICKER.

SCALES  
 HOR. 1" = 20'  
 VER. 1" = 10'





147 E. SOUTH PAVING, SALT LAKE CITY, UT 84115  
 PHONE: 313.888.8113 FAX: 313.888.8114  
 WWW.WILDINGENGINEERING.COM

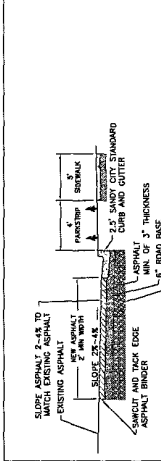
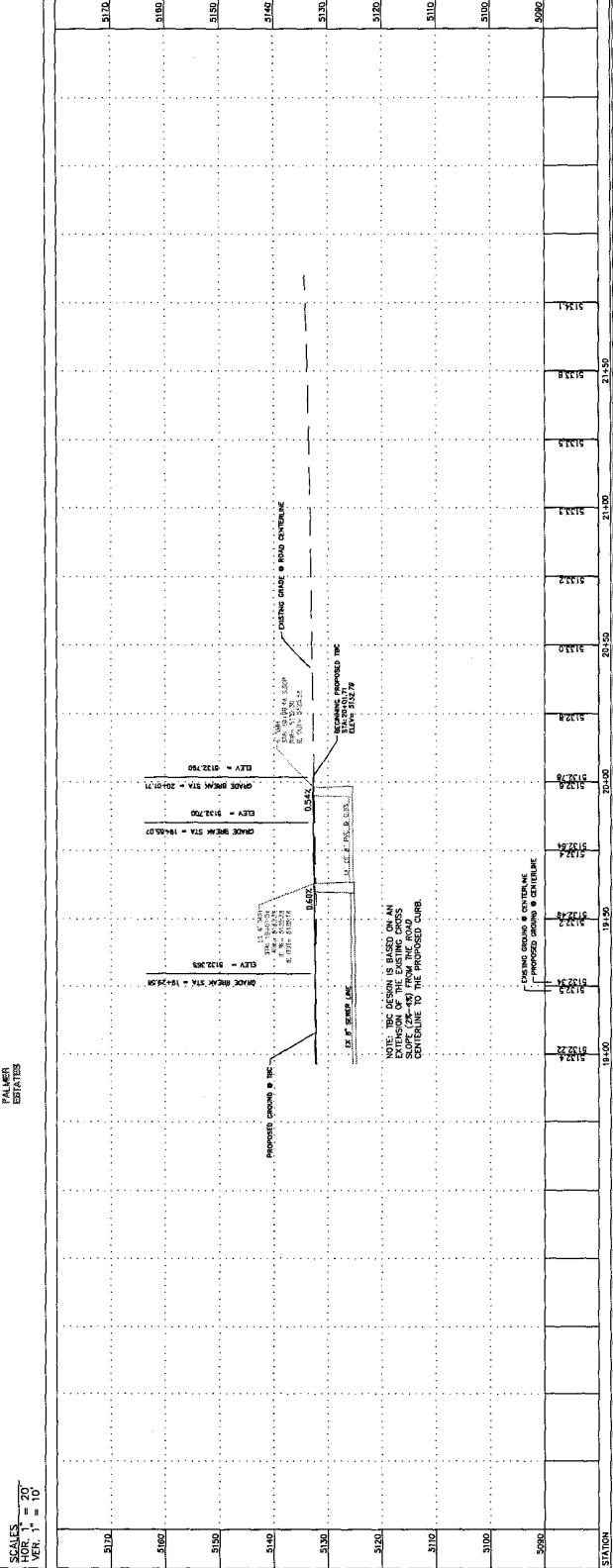
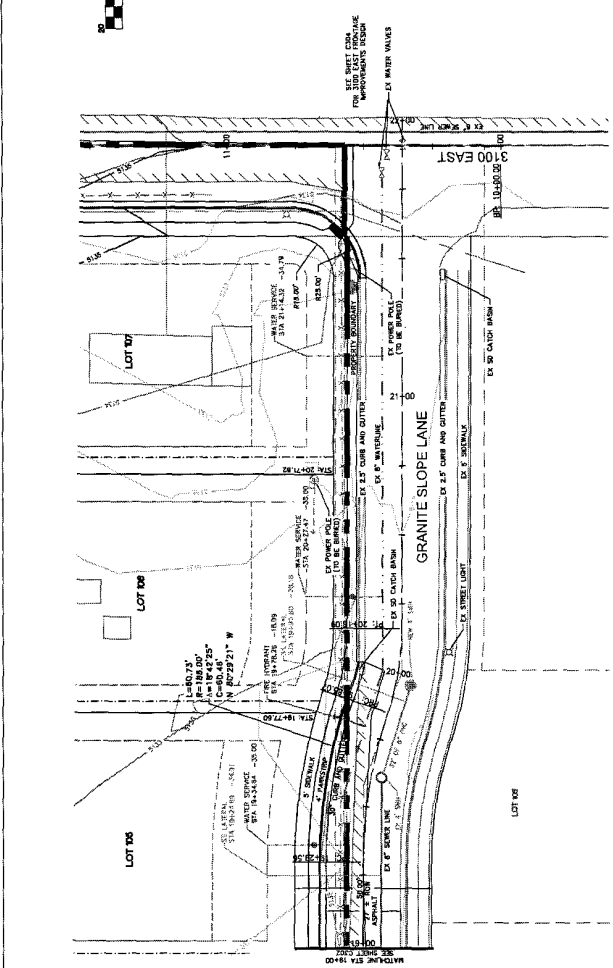
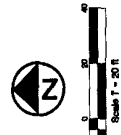
DATE: MAY 18, 2016  
 PROJECT: PAYTON PLACE SUBDIVISION  
 DRAWN BY: J. WILSON  
 CHECKED BY: M. J. WILSON  
 PROJECT NO.: 15111

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

**PAYTON PLACE SUBDIVISION**  
 GRANITE SLOPE LANE PLAN AND PROFILE  
 STA 19+00 - END  
 SANDY, UTAH

DATE: 02/29/16  
 SCALE: 1" = 20'  
 1" = 10'

PROJECT NO.: 15111  
 DRAWING NO.: IRP  
 SHEET NO.: C-302



**ROADWAY WIDENING AND IMPROVEMENT**  
 NO SCALE  
 1" = 12' HORIZONTAL  
 1" = 1' VERTICAL  
 1" = 1' VERTICAL  
 1" = 1' VERTICAL

SCALE: HOR. 1" = 20', VER. 1" = 10'  
 NOTE: THIS DESIGN IS BASED ON AN EXTENSION OF THE EXISTING CROSS SECTION TO THE PROPOSED CURB.  
 PROPOSED GRADE - ROAD CENTERLINE  
 PROPOSED GUTTER & CURBLINE

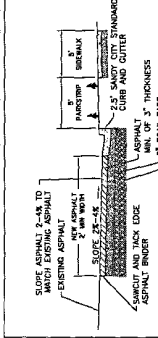
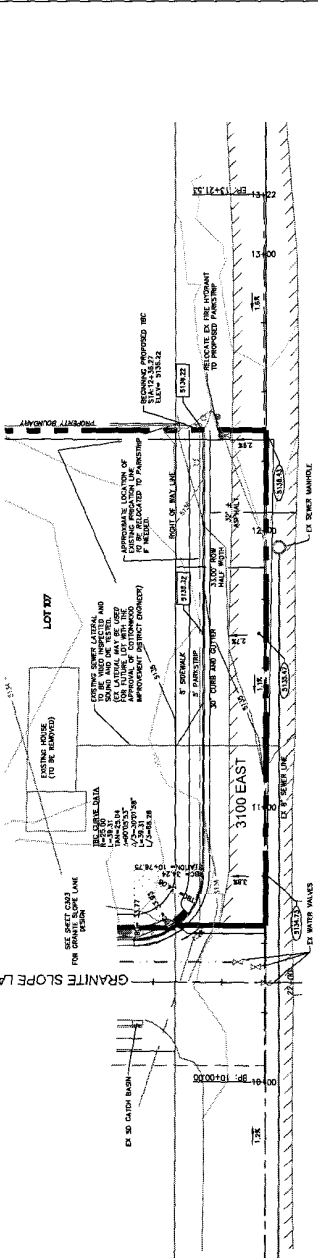
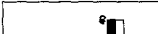


- DRAWING NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
  2. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE STATE ENGINEER BEFORE USE.
  3. APPROVAL TO USE THE EXISTING SEWER LATERAL SHALL BE OBTAINED FROM THE SANDY CITY ENGINEER. ANY CHANGES TO THE EXISTING LATERAL MAY NEED TO BE REPAIRED OR REPLACED PRIOR TO USE FOR FUTURE LOT.

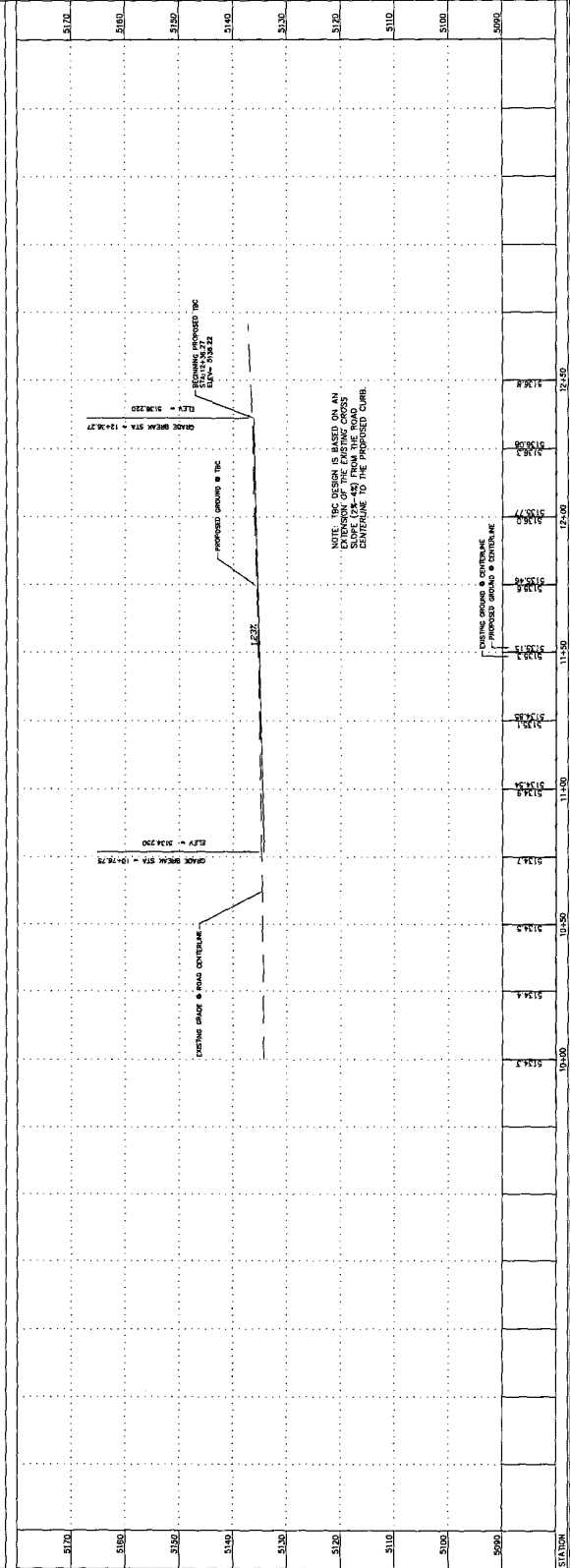
14741 SOUTH LINDSEY STREET  
SANDY, UT 84088  
WWW.WILDINGENGINEERING.COM

NO CHECK/DATE OR SIGNATURE - 2008 3100 (Rev 11/11) Book.dwg  
PLOT DATE: May 16, 2016

PROJECT INFORMATION	PAYTON PLACE SUBDIVISION		
	3100 EAST FRONTAGE IMPROVEMENTS		
	STA 10+00 - 12+50		
	SANDY, UTAH		
DRAWN BY	JRP	CHECKED BY	MEC
PROJECT NO.	15111		
DATE	02/25/16		
SCALE	HORIZONTAL SCALE 1" = 20'		
	VERTICAL SCALE 1" = 10'		
ENGINEER'S SEAL	C-303		



SCALES  
HOR. 1" = 20'  
VER. 1" = 10'



NOTE: THIS DESIGN IS BASED ON AN EXTENSION OF THE EXISTING CROSS SECTION TO THE PROPOSED CURB.

**EXHIBIT A  
PROPERTY DESCRIPTION**

Beginning at a point on the center line of 3100 East Street, said point being South 00°05'40" West along the section line, 386.35 feet from the calculated position for the Northeast corner of the Southeast quarter of the Northwest quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point also being South 00°05'40" West, along the section line, 1712.22 feet from the North quarter corner of said Section 11 and running thence South 00°05'40" West, along the section line, 179.42 feet to the North line of the land dedicated for 3100 East Street by the Palmer Estates Subdivision, recorded in Book 97-7P at Page 193; thence North 89°50'35" West, along said North line, 33.00 feet to the West right of way line of 3100 East Street; thence South 00°05'40" West, along said West right of way line, 1.00 feet to the South line of the 1 foot protection strip as described on the recorded plat of said Palmer Estates; thence North 89°50'35" West, along said South line, 549.81 feet to the Easterly line of Parcel A of said Palmer Estates Subdivision; thence along the boundary of said Parcel A the following two (2) courses: 1) Southwesterly 10.47 feet along the arc of a 190.00 foot radius curve to the left (chord bears South 62°44'10" West 10.47 feet) and the center bears South 25°41'06" East; 2) Southwesterly 70.55 feet along the arc of a 140.00 foot radius curve to the right (chord bears South 75°35'38" West 69.81 feet to the West boundary line of said Palmer Estates Subdivision, said point also being on the East boundary line of Whitmore Terrace Subdivision, recorded in Book 77-7 at Page 207; thence North 00°05'53" East, along said East subdivision line, 199.30 feet to the South line of Majestic View Subdivision, recorded in Book 79-4 at Page 163; thence North 89°51'12" East, along the South line of said Majestic View Subdivision and an extension thereof, 659.68 feet to the center line of 3100 East Street, said point being on the center of section line, and the point of beginning.

Tax Id No.: 28-11-178-022-0000, 28-11-178-023-0000, 28-11-178-024-0000, 28-11-178-025-0000,  
28-11-178-026-0000, 28-11-178-027-0000 and 28-11-178-028-0000

28-11-178-022, 28-11-178-023, 28-11-178-024, 28-11-178-025, 28-11-178-026  
28-11-178-027, 28-11-178-028