

# GRANITE OAKS 3RD AMENDED

AMENDING LOT 39 OF GRANITE OAKS SUBDIVISION AMENDED  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 12  
 TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
 COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	187.50	61.23	18°42'43"	N17°17'19"W	60.96
C2	212.50	105.54	28°27'22"	S22°09'59"E	104.46
C3	15.00	20.84	79°37'03"	N3°21'11"E	19.21
C4	15.00	22.57	89°13'10"	S89°20'17"W	20.50
C5	212.50	49.00	13°13'34"	S87°09'54"E	48.94
C6	25.00	32.94	75°29'56"	N26°01'43"W	30.61
C7	44.52	130.38	166°18'29"	S70°37'28"E	69.20
C8	200.00	31.94	9°08'56"	S12°30'24"E	31.90
C9	200.00	77.57	22°13'15"	S38°11'30"E	77.08
C10	200.00	26.07	7°28'11"	S43°02'12"E	26.05
C11	200.00	59.38	17°07'29"	S55°46'29"E	58.15
C12	50.00	32.39	37°07'00"	S34°40'12"W	31.65

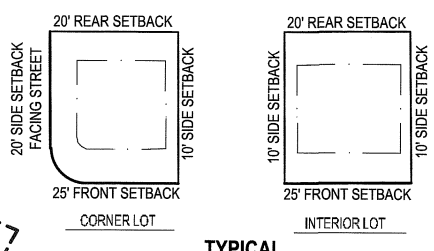
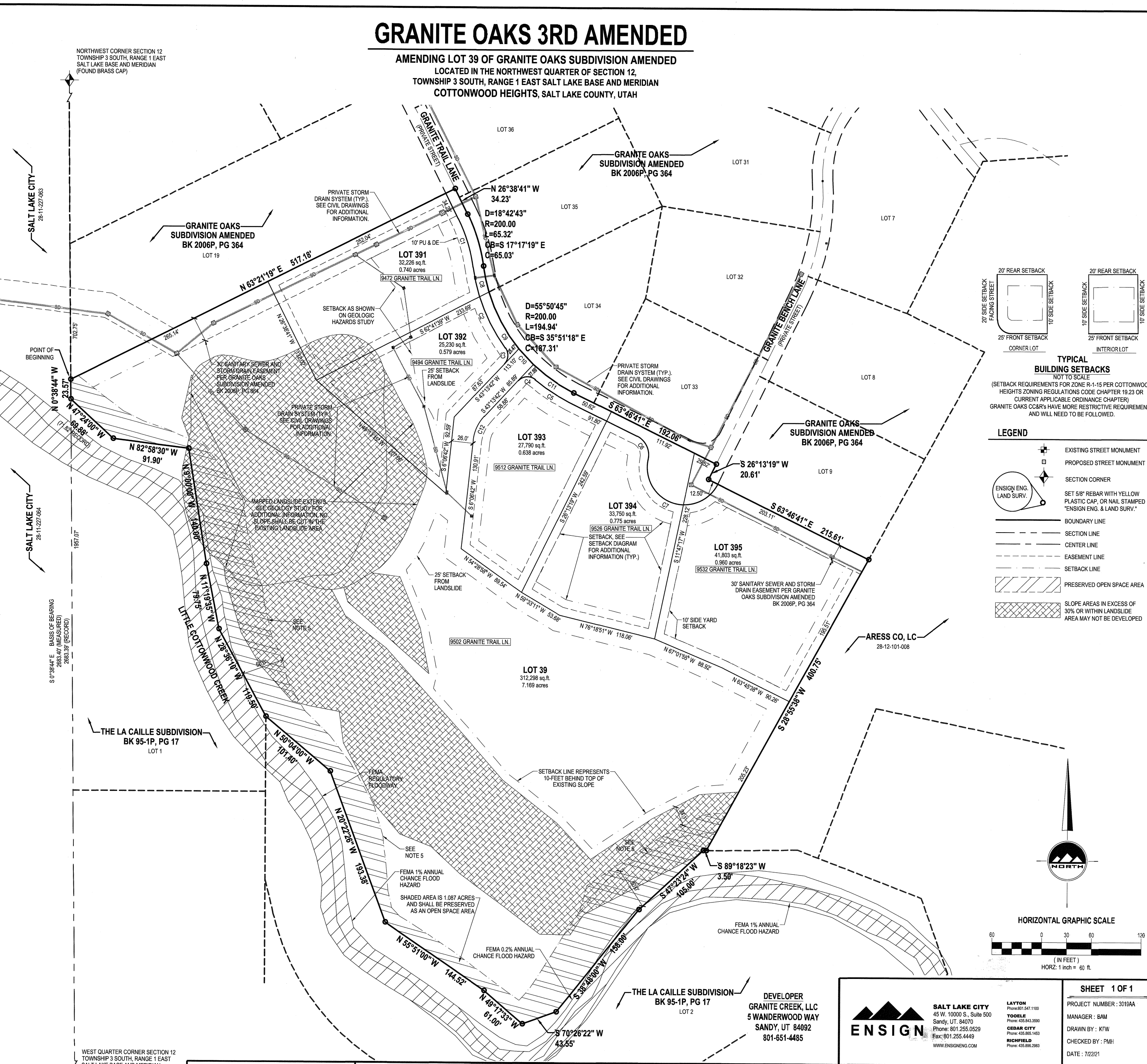
- NOTES:**
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AND THE LOT OWNERS EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE. THE PRIVATE ROADWAY IS CONSIDERED A PUE FOR THE PURPOSE OF INSTALLING AND MAINTAINING NECESSARY UTILITIES, INCLUDING WATER AND SANITARY SEWER, FOR SERVICE TO EACH LOT AS NECESSARY.
  - NO PUBLIC MAINTENANCE OF ROAD OR GARBAGE PICKUP WILL BE PROVIDED.
  - SERVICE LATERALS BEHIND METERS ARE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS.
  - GRANITE OAKS 3RD AMENDED PLAT IS LOCATED WITHIN A GEOLOGIC HAZARD STUDY AREA. INTERMOUNTAIN GEOTECHNICAL SERVICES, INC. (IGES) CONDUCTED A GEOLOGIC HAZARD STUDY (REVISED 5 MAY 12, 2021) AVAILABLE FOR REVISION IN THE CITY FILES. THE STUDY INDICATED LOTS 391, 392 AND 393 ARE AFFECTED BY A HISTORIC LANDSLIDE AREA. THE LANDSLIDE AREA AND THE REQUIRED BUILDING SETBACKS ARE DELINEATED ON THE PLAT. LANDSLIDE AREAS SUBJECT TO CITY ORDINANCE.
  - POTENTIAL LOT PURCHASERS SHOULD CONSULT THE SELLERS PROPERTY CONDITION DISCLOSURE.
  - SALT LAKE CITY WATERHELD PROTECTION REGULATION REQUIRES THAT NO BUILDINGS, STRUCTURES, OR ANY OTHER FEATURES BE CONSTRUCTED IN THE 50' SETBACK AREA FROM THE CREEK HIGH WATER ELEVATION.
  - ALL LOTS SHALL HAVE A 10' FRONT, REAR AND SIDE YARD PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE & DE) UNLESS OTHERWISE NOTED ON PLAT.
  - PROPERTY IS SUBJECT TO RIGHT-OF-WAY AND EASEMENT IN FAVOR OF SALT LAKE COUNTY, STATE OF UTAH, RECORDED NOVEMBER 4, 1921 AS ENTRY NO. 45211, BOOK 6-K, PAGE 228.
  - PROPERTY IS SUBJECT TO RIGHT-OF-WAY AND EASEMENT IN FAVOR OF THE UNION AND JORDAN IRRIGATION CANAL COMPANY, ITS SUCCESSORS OR ASSIGNS RECORDED AUGUST 28, 1922 AS ENTRY NO. 47582, BOOK 3-Q, PAGE 518.
  - PROPERTY IS SUBJECT TO EASEMENTS AND/OR RIGHTS FOR THE WATER DISTRIBUTION SYSTEM AND APPURTENANCES OF THE SOUTH BRUSH CREEK DITCH COMPANY, RECORDED DECEMBER 13, 1963 AS ENTRY NO. 186610, BOOK 2133, PAGE 253.
  - THIS SUBDIVISION IS LOCATED IN THE COTTONWOOD HEIGHTS SENSITIVE LANDS OVERLAY ZONE.
  - NO ADDITIONAL FILL SHALL BE ALLOWED ON ANY OF THE PROPOSED LOTS, BEYOND WHAT IS APPROVED IN GEOLOGIC HAZARD STUDY WITHOUT FURTHER STUDY OR ANALYSIS.
  - FOR LOT 391 AND 392: A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH SHALL DESIGN THE HOME FOUNDATION TO ACCOMMODATE 5 CM OF LATERAL GROUND DEFORMATION RESULTING FROM A DESIGN LEVEL EARTHQUAKE.
  - LOT 39 WILL REQUIRE, AT BUILDING PERMIT ISSUANCE, AN ALL-WEATHER SURFACE TO BE INSTALLED ON THE FLAG POLE SECTION OF THE LOT AND A TURNAROUND MEETING THE REQUIREMENTS OF THE FIRE MARSHAL, BEFORE OR CONCURRENT WITH A CERTIFICATE OF OCCUPANCY. THE PRIVATE LANE SHALL BE CONSTRUCTED MEETING ALL REQUIREMENTS OF COTTONWOOD HEIGHTS CITY.
  - LOT 39 AND 392 WILL REQUIRE ADDITIONAL GEOLOGIC CLEARANCE DURING THE CITY BUILDING PERMIT APPLICATION.
  - STORM WATER ON LOTS 393, 394 AND 395, THAT CANNOT DRAIN TOWARD THE STREETS SHALL BE RETAINED ON THE LOT, MULTITREATED TO THE GROUND, OR COLLECTED IN A DRAINAGE SWALE THAT IS ROUTED TO THE STORM DRAIN SYSTEM.

**Domestic Energy Utah - Note:**  
 Greater One Company (the Domestic Energy Utah), approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Right-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Right-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grants. Domestic Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domestic Energy Utah may require additional easements in order to serve the development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domestic Energy Utah's Right-of-Way Department at 801-398-6022.

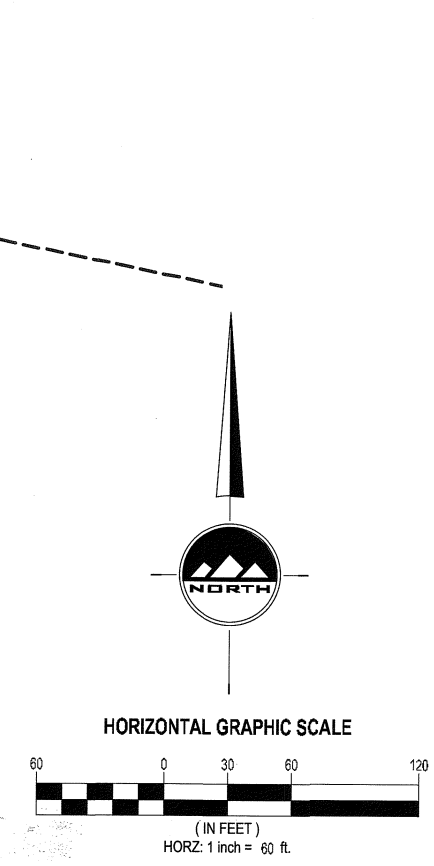
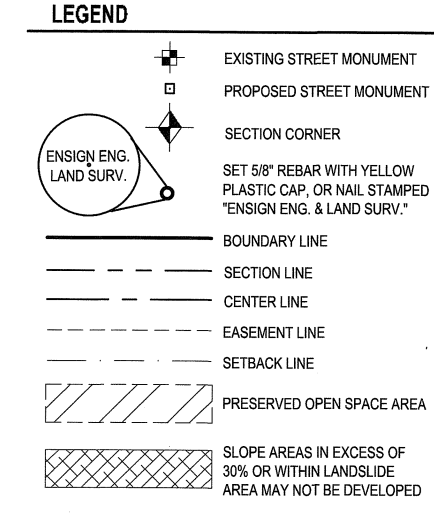
**ROCKY MOUNTAIN POWER NOTES:**

- PURSUANT TO UTAH CODE ANN. § 54-3-77 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-203(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS 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 9A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW.



**TYPICAL BUILDING SETBACKS**  
 (SETBACK REQUIREMENTS FOR ZONE R-1-15 PER COTTONWOOD HEIGHTS ZONING REGULATIONS CODE CHAPTER 19.23 OR CURRENT APPLICABLE ORDINANCE CHAPTER GRANITE OAKS COAR HAVE MORE RESTRICTIVE REQUIREMENTS AND WILL NEED TO BE FOLLOWED.)



**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 Council, I have compiled 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 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 Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinance.

**BOUNDARY DESCRIPTION**  
 All of Lot 39 of the Granite Oaks Subdivision Amended, recorded as Entry No. 9635501 in Book 366 in the Office of the Salt Lake County Recorder, being more particularly described as follows:  
 Beginning at the Southerly Corner of Lot 19 of said Granite Oaks Subdivision Amended, said point being South 07°38'41" East 702.75 feet along the section line from the Northwest Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

- thence along said centerline the following five (5) courses:  
 (1) North 63°21'19" East 517.18 feet along the southeasterly line of Lot 19 to the centerline of Granite Trail Lane;  
 (2) South 28°38'11" East 34.23 feet;  
 (3) Southeasterly 65.02 feet along the arc of a 200.00 foot radius curve to the right (center bears South 63°21'19" West and the chord bears South 17°17'19" East 65.03 feet with a central angle of 18°42'43");  
 (4) Southeasterly 194.94 feet along the arc of a 200.00 foot radius curve to the left (center bears North 82°04'02" East and the chord bears South 35°51'18" East 187.31 feet with a central angle of 55°50'45");  
 (5) South 63°46'41" East 192.06 feet to the centerline of Granite Trail Lane;  
 thence South 28°13'19" West 20.61 feet along said centerline to the Southeasterly Corner of Lot 9 of said Granite Oaks Subdivision Amended;  
 thence South 63°46'41" East 215.61 feet along the southerly boundary line of said Lot 9 to the southeasterly boundary line of said Granite Oaks Subdivision Amended;  
 thence South 28°13'19" West 402.75 feet along said southeasterly boundary line to the north line of The La Caille Subdivision, recorded as Entry No. 6012818 in Book 359 at page 17 in the Office of the Salt Lake County Recorder;
- thence along said north line the following five (5) courses:  
 (1) South 87°18'23" West 3.50 feet;  
 (2) South 17°22'24" West 105.00 feet;  
 (3) South 38°48'00" West 158.00 feet;  
 (4) South 10°28'22" West 43.55 feet;  
 (5) North 42°12'32" West 61.00 feet;  
 (6) North 55°51'00" West 144.52 feet;  
 (7) North 20°22'20" West 63.38 feet;  
 (8) North 50°04'00" West 151.40 feet;  
 (9) North 23°38'10" West 119.50 feet;  
 (10) North 11°18'30" West 73.75 feet;  
 (11) North 09°00'00" West 140.00 feet;  
 (12) North 62°58'30" West 91.90 feet;  
 (13) North 47°22'00" West 69.88 feet (118.82 feet record) to the section line;  
 thence North 00°38'44" West 23.57 feet along said section line to the point of beginning.

Contains 473,097 Square Feet or 10.861 Acres and 6 Lots and 1 Parcel  
 PATRICK M. HARRIS  
 No. 286882  
 STATE OF UTAH  
 July 23, 2021  
 DATE  
 PATRICK M. HARRIS  
 P.L.S. 286882

**OWNER'S DEDICATION**  
 Know all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, heretofore known as the

**GRANITE OAKS 3RD AMENDED**  
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.  
 In witness whereof I have hereunto set our hand (s) this 20 day of July, A.D. 2021

By: *Jan Baker*  
 MANAGER'S MEMBER

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH County of Salt Lake ss: I, *Jan Baker*, A.D. 2021, personally appeared before me, the undersigned, a Notary Public in and for the State of Utah, who is duly qualified and authorized to execute the foregoing instrument, who duly acknowledged to me that she is the Manager's Member of Granite Oaks LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that she executed it in such capacity.  
 MY COMMISSION EXPIRES: 07-02-2025  
 NOTARY PUBLIC RESIDING IN COUNTY.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH County of Salt Lake ss: On the 23 day of July, A.D. 2021, I, *Jan Baker*, personally appeared before me, the undersigned, a Notary Public in and for the State of Utah, who is duly qualified and authorized to execute the foregoing instrument, who duly acknowledged to me that she is the Manager's Member of Granite Oaks LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that she executed it in such capacity.  
 MY COMMISSION EXPIRES: 07-02-2025  
 NOTARY PUBLIC RESIDING IN COUNTY.

**RECORD SURVEY DATA**  
 ROS NO.: S-2006-4-0285

**PLANNING COMMISSION**  
 APPROVED THIS 28 DAY OF JULY, A.D. 2021 BY THE COTTONWOOD HEIGHTS CITY PLANNING COMMISSION.  
 CHAIR: *Jan Baker*

**CITY COUNCIL**  
 PRESENTED TO THE COTTONWOOD HEIGHTS CITY COUNCIL, JULY 27, 2021.  
 MIKE PETERSON, MAYOR  
 ATTEST: PAULA MCGAR, CITY RECORDER

**COMMUNITY DEVELOPMENT**  
 APPROVED THIS 22 DAY OF JULY, A.D. 2021.  
 DIRECTOR: CHAEL JOHNSON

**CITY ENGINEER**  
 APPROVED THIS 26th DAY OF JULY, A.D. 2021.  
 CITY ENGINEER: MATTHEW F. SHIPP, P.E.

**BOARD OF HEALTH**  
 APPROVED THIS 22 DAY OF JULY, A.D. 2021.  
 DIRECTOR: *Matthew Shipp*

**CITY ATTORNEY**  
 APPROVAL AS TO FORM THIS 26th DAY OF JULY, A.D. 2021.  
 WM SHANE TOPHAL, CITY ATTORNEY

**ENSIGN**  
 SALT LAKE CITY  
 45 W. 1000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0029  
 Fax: 801.255.4449  
 WWW.ENSIGNSG.COM

**LAYTON**  
 PROJECT NUMBER: 3108A  
 MANAGER: BAM  
 DRAWN BY: KTW  
 CHECKED BY: PMH  
 DATE: 7/22/21

**GRANITE OAKS 3RD AMENDED**  
 AMENDING LOT 39 OF GRANITE OAKS SUBDIVISION AMENDED  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,  
 TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN  
 COTTONWOOD HEIGHTS, SALT LAKE COUNTY, UTAH

RECORDED: 13730187  
 STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: GRANITE CREEK LLC  
 DATE: 7/29/2021 TIME: 10:09 AM BOOK: 20910 PAGE: 192  
 FEE: 162.00  
 DEPUTY SALT LAKE COUNTY RECORDER

28-12-101-038 28-12-11