## 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
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD
- 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 SYSTEM 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
- 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 RUNOF 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.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS
- ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST
- PRIVATE STREET, ALLEY, AND ACCESS EASEMENTS TO BE MAINTAINED ACCORDING TO

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-9 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-08052021-006127) 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.

ANY STRUCTURE MUST COMPLY WITH AN AVERAGE 20' SETBACK FROM PROTECTED 30% SLOPE (APPLIES TO UNITS 10-15)

64.00 feet from the West Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence thence North 01°04'49" West 101.84 feet; thence North 00°04'24" West 8.81 feet;thence South 89°59'27" West 26.73 feet; thence North 00°00'33" West 15.00 feet: thence North 89°59'27" East 26.71 feet: thence North 00°04'24" West 24.25 feet; thence West 92.83 feet; thence North 67°30'00" West 31.36 feet; thence West 21.76 fee thence South 43.00 feet; thence West 15.00 feet; thence North 43.00 feet; thence West 65.84 feet; thence North 00°00'20" East 25.01 feet; thence East 12.29 feet; thence South 10.01 feet; thence East 93.29 feet; thence South 67°30'00" East 31.36 feet; thence East 89.83 feet; thence North 18.29 feet; thence West 25.54 feet; thence North 15.00 feet; thence East 25.54 feet; thence North 120.67 feet; thence West 25.50 feet; thence North 15.00 feet; thence East 25.50 feet: thence North 64.78 feet: thence North 45°00'00" East 51.83 feet: thence North 00°07'10 East 10.77 feet; thence South 39°15'01" East 21.91 feet; thence South 00°07'10" West 9.26 feet; thence South 89°52'50" East 57.83 feet; thence North 00°07'10" East 9.50 feet; thence South 89°52'50" East 23.67 feet; thence South 00°07'10" West 9.50 feet; thence South 89°52'50" East 71.19 feet; thence North 00°07'10" East 9.50 feet; thence South 89°52'50" East 15.00 feet: thence South 00°07'10" West 9.50 feet: thence South 89°52'50" East 64.73 feet: thence North 00°06'20" East 10.12 feet; thence South 89°53'40" East 9.80 feet; thence South 00°05'50" West 25.12 feet: thence North 89°52'50" West 74.53 feet: thence North 89°52'50' West 182.10 feet; thence South 45°00'00" West 41.17 feet; thence South 67.07 feet; thence South 89°47'46" East 9.53 feet; thence South 00°12'14" West 15.00 feet; thence North 89°47'46" West 9.47 feet; thence South 25.69 feet; thence East 9.50 feet; thence South 15.00 eet; thence West 9.50 feet; thence South 31.41 feet; thence East 9.46 feet; thence South 15.00 feet: thence West 9.46 feet: thence South 65.85 feet: thence South 00°04'24" East 37.71 feet thence South 89°47'46" East 9.49 feet; thence South 00°12'14" West 15.00 feet; thence North 89°47'46" West 9.42 feet; thence South 00°04'24" East 2.84 feet; thence South 01°05'02" East 24.20 feet; thence South 89°04'14" East 9.10 feet; thence South 00°29'55" East 15.00 feet; thence North 89°04'14" West 8.94 feet; thence South 01°04'52" East 41.34 feet; thence Eas 6.74 feet; thence South 15.00 feet; thence West 6.45 feet; thence South 01°04'52" East 6.39

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

UNIT 3 S 89°59'51" E **RUSTIC WOOD COURT** WEST 115.99' PARCEL A MDH DEVELOPMENT, LLC 28-16-152-015 S 89°57'40" E 115.99' 15.73' ROAD DEDICATION POINT OF BEGINNING -−S 86°05'43" E N 89°54¦10"W 138.63' WEST QUARTER CORNER NORTH-T3S, R1E, SLB&M 10600 SOUTH STREET 5.85' (FOUND 2.5" BRASS CAP) BASIS OF BEARING S 89°42'04" E 1759.94

UNIT 5

EAST 160.51'

# THE RIDGES AT DIMPLE DELL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

UNIT 12

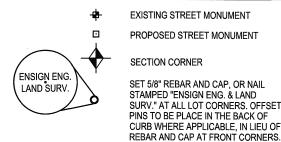
S 81°10'06"E N 88°04'21"E

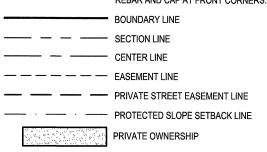
UNIT 14

CHATEAU RIDGE WAY (PRIVATE STREET)



# CHURCHILL DOWNS DR **LEGEND** EXISTING STREET MONUMENT





	LIMITED COMMON AREA
	COMMON AREA
Vilili	WATERLINE EASEMENT

PUBLIC ROAD DEDICATION

Protected hillside (30%-or-greater natural-slope) area --to remain in its natural condition. No grading, cutting, filling or construction of any kind is allowed, except

as approved by the Sandy City engine						
CURVE TABLE						
VΕ	RADIUS	LENGTH	DELTA	BEARING	CHORD	
	39.50'	62.37'	90°28'24"	S44°52'55"W	56.09'	
	65.00'	7.83'	6°54'13"	S86°40'03"W	7.83'	
	65.00'	20.05'	17°40'32"	S74°22'40"W	19.97'	
	65.00'	18.48'	16°17'13"	S57°23'48"W	18.41'	
	65.00'	3.30'	2°54'43"	S47°47'50"W	3.30'	

65.00' 24.70' 21°46'24" \$35°27'16"W 24.55' 65.00' 27.87' 24°34'04" \$12°17'02"W 27.66' C8 | 65.00' | 49.66' | 43°46'42" | S68°13'49"W | 48.47' 10.00' | 15.73' | 90°07'10" | \$45°03'35"W | 14.16' 10.00' | 15.70' | 89°58'40" | N44°53'30"W | 14.14' 45.00' 8.88' 11°18'01" N5°44'51"E 8.86'

C12 | 10.00' | 13.77' | 78°54'05" | N50°50'54"E | 12.71' 10.00' | 15.66' | 89°42'04" | \$44°51'02"E | 14.11' C14 | 25.00' | 9.70' | 22°14'24" | N11°07'12"E | 9.64'



uses. The undersigned owners also hereby dedicate to the owners of the Units, for perpetual use, all privately-owned roads, streets, lanes, driveways, and alleys as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, well as vehicular and pedestrian access easements for the use of the lot owners and their guests and invitees. The undersigned owners also hereby dedicate all common and limited common areas as non-exclusive water, sanitary sewer, storm sewer, public utility streetlight, and drainage easements, as well as pedestrian access easements for the use of the lot owners and their invitees. 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 by those easements, as shown hereo

**OWNER'S DEDICATION** 

SURVEYOR'S CERTIFICATE

Certificate No. 286882 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 17-23-17 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 Recorders Office. I further certify that all lots meet frontage width and area requirements

**BOUNDARY DESCRIPTION** 

A parcel of land situated in the Northwest Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian,

Beginning at a point on the Northerly Right-of-Way of 10600 South Street, said point being South 89°42'04" East 375.40 feet along

the South Section line and North 62.25feet from the West Quarter Corner of Section 16, Township 3 South, Range 1 East, Salt Lake

thence North 88°04'21" East 55.96 feet to the Westerly Line of The Village on Dimple Dell Subdivision, recorded in Book

P.L.S. 286882

thence along said Westerly Line South 00°05'50" West 569.07 feet to the Northerly Right-of-Way Line of 10600 South Street;

5.25-22 No. 286882

of the applicable zoning ordinances.

thence North 15.73 feet;

thence North 103.80 feet

thence West 115.99 feet

thence North 98.00 feet:

thence East 45.00 feet:

thence North 273.00 feet:

thence North 157.00 feet;

thence East 160.51 feet;

thence South 124.95 feet;

(1) West 224.27 feet: (2) North 5.85 feet:

thence South 89°57'40" East 115.99 feet

thence South 89°59'51" East 74.99 feet;

thence North 51°32'54" East 36.14 feet;

thence South 89°57'28" East 5.19 feet

thence North 84°37'35" East 76.82 feet;

2007P at Page 15 in the Office of the Salt Lake County Recorder

(6) North 86°05'43" West 5.51 feet to the point of beginning

Contains 263,243 Square Feet or 6.043 Acres and 49 Units and 1 Parcel.

thence along said Northerly Right-of-Way Line the following six (6) courses:

thence South 81°10'06" East 79.88 feet

(3) North 89°54'10" West 138.63 feet:

(5) South 89°51'00" West 104.14 feet:

(4) North 67°50'50" West 55.97 feet:

MAY 25,2022

, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold

For: DIMPLE DELL PROPERTY MANAGEMENT, LLC

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake

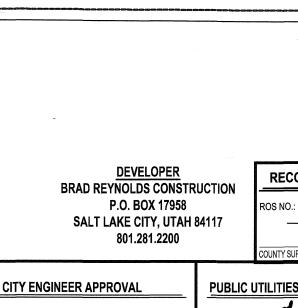
On the 31 day of May, A.D. 20 27 personally appeared before me Byad Reynolds the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Managery, o Dimple Dell Property Management, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf

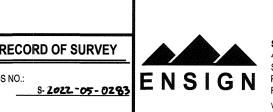
(OMM#:701147 RESIDING IN Sandy, UT COUNTY.

# THE RIDGES AT DIMPLE DELL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN **SANDY CITY**, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER RECORDED # 13971196
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  REQUEST OF: PHUL PHUSTROM  DATE: (0/110/2022 TIME: 1:49 PM BOOK: 7022 PPAGE: /44  \$ 250.00  FEE\$ DEPUTY SALT LAKE COUNTY RECORDER





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

10600 SOUTH 1500 EAST

(FOUND 3" BRASS CAP)

TOOELE Phone: 435.843.3590 DRAWN BY: SJL **CEDAR CITY** Phone: 435.865.1453 CHECKED BY: PMH DATE: 5/24/22

SANDY CITY MAYOR APPROVAL APPROVED THIS 13 DAY OF BY THE SANDY CITY MAYOR.

APPROVED THIS 3" DAY OF June BY THE SANDY CITY PUBLIC UT ANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANA

IMPROVEMENT DISTRICT APPROVAL APPROVED THIS 10 DAY OF JUNE APPROVED THIS 1 DAY OF Jone BY THE SANDY CITY ENGINEER. 5/26/2022 527-22 5-31-22 CHAIR, SANDY PLANNING COMMISSION

28-16-152-032 28-16-11

feet; thence North 89°42'04" West 15.00 feet to the point of beginning. Contains 17,352 Square

ROCKY MOUNTAIN POWER NOTES: . PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT

- ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
- 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- 2.4. ANY OTHER PROVISION OF LAW

2.1. A RECORDED EASEMENT OR RIGHT-OF WAY TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR **EASEMENT APPROVAL** 

5/26/2022

SALT LAKE COUNTY **HEALTH DEPARTMENT APPROVAL** 

SECTION 16.

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and

asement Grants and existing underground facilities. Nothing herein shall be constructed to

subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s)

Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the pla

easements in order to serve this development. This approval does not constitute abrogation or

approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute

contains public utility easements; however, Dominion Energy Utah may require additional

waiver of any other existing rights, obligations or liabilities provided by law or equity. This

a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

warrant or verify the precise location of such items. The Rights-of-Way and easements are

PLANNING COMMISSION APPROVAL

SANDY SUBURBAN

S- 2022-05-0283 DUNTY SURVEYOR REVIEWER DATE **PUBLIC UTILITIES DEPARTMENT APPROVAL** 

PROJECT NUMBER: 10287

SHEET 1 OF 3

APPROVED THIS 13 DAY OF Take, A.D. 2023, BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.

HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 50 ft.

**CITY PARKS & RECREATION APPROVAL** 

Da Omedia
SANDY CITY PARKS & RECREATION DEPARTMENT DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS **S** DAY OF **JUNU**BY THE SANDY CITY ATTORNEY.

