

ALTA PARK SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

NOTICE TO PURCHASERS & SANDY CITY GENERAL PLAT NOTES:

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT (801-568-2960) FOR MORE INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
8. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
9. 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 FEATURES 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.
10. 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. PERPETUATING 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.
11. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
12. FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.
13. 5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "S" FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB05072024-006766) 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.

ENBRIDGE GAS UTAH - QUESTAR CORPORATION
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PREScriptive RIGHTS AND OTHER 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 FORTH IN THE OWNER DEDICATION OR IN THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER COMPANY
1. PURSUANT TO UTAH CODE ANNOTATED, 854-3-27, 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.
2. PURSUANT TO UTAH CODE ANNOTATED, 817-27A-603(A)(C)(D), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY "P.U.E." OR "PUE" ON THE PLAT), AS DESCRIBED OR SHOWN ON 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. A RECORDED EASEMENT OR RIGHT-OF-WAY.
B. THE LAW APPLICABLE TO PREScriptive RIGHTS.
C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
D. ANY OTHER PROVISIONS OF LAW.

"Shallow Sewer Depths! Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement."

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.

EASEMENT APPROVAL	
ENBRIDGE GAS UTAH REPRESENTATIVE	8-14-24
ROCKY MOUNTAIN POWER REPRESENTATIVE	9/14/24
CENTURY LINK REPRESENTATIVE	8-14-24
COMCAST REPRESENTATIVE	8-20-24

OWNER / DEVELOPER INFO.
CASTLEWOOD DEVELOPMENT
6900 S 900 E SUITE 130
MIDVALE, UT 84047

SANDY CITY PUBLIC UTILITIES
APPROVED THIS 26th DAY OF September, A.D. 2024
BY THE SANDY CITY PUBLIC UTILITIES.

SANDY CITY PLANNING COMMISSION
APPROVED THIS 19th DAY OF September, A.D. 2024
BY THE SANDY CITY PLANNING COMMISSION.

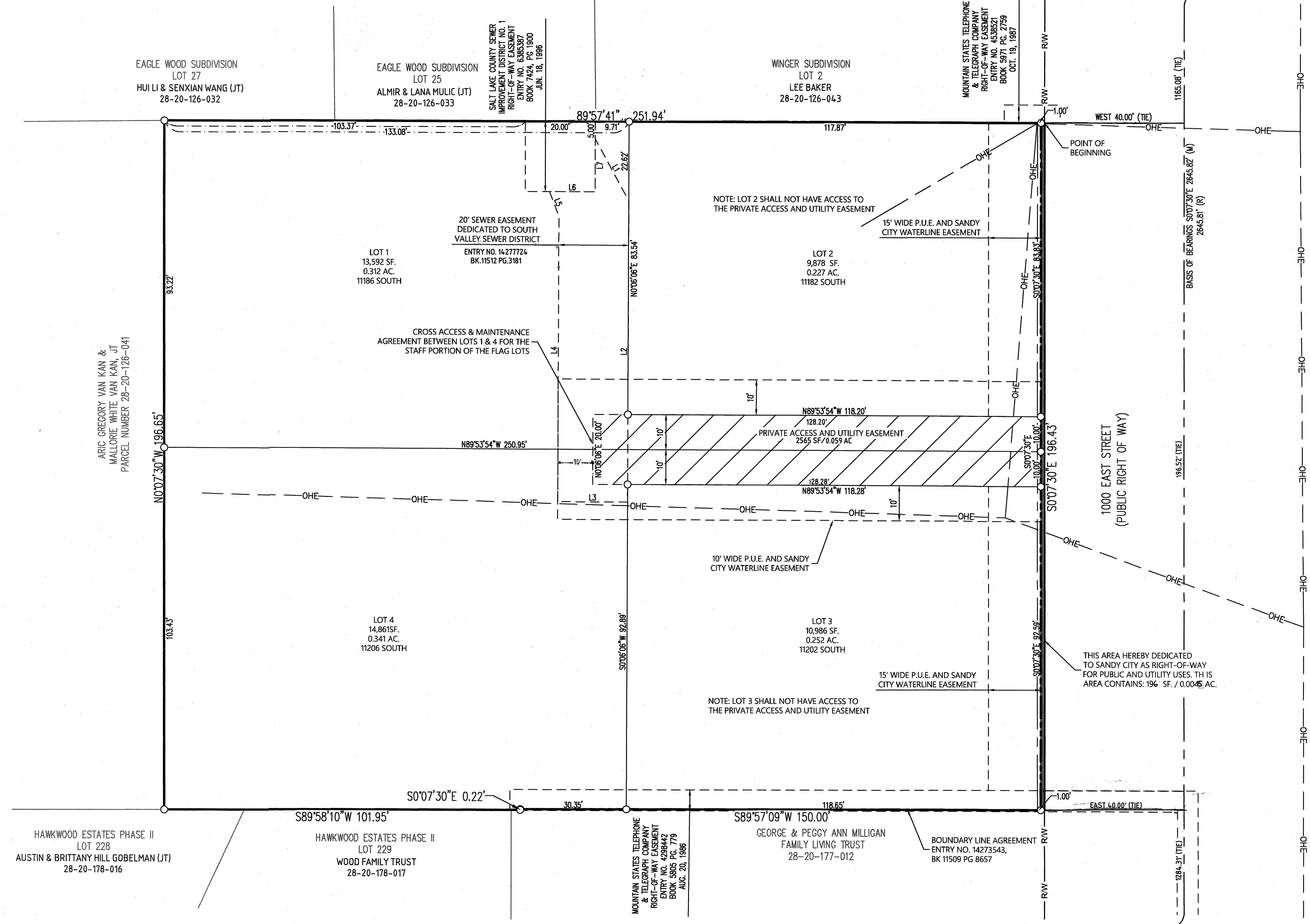
SANDY CITY ENGINEER
APPROVED THIS 17th DAY OF September, A.D. 2024
BY THE SANDY CITY ENGINEER.

APPROVAL AS TO FORM
APPROVED THIS 1st DAY OF October, A.D. 2024
BY THE SANDY CITY ATTORNEY.

SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS 14th DAY OF August, A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
SANDY CITY MAYOR
ATTEST: SANDY CITY RECORDER

SURVEYOR'S SEAL
HAYLEY DAWN PRATT
PROFESSIONAL LAND SURVEYOR
No. 10077
Expires: September 15, 2026
Commission Number: 726668

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Castlewood Development
DATE: 10/21/24 TIME: 12:00 PM 2024 PAGE 220
FEE: \$5800
DEPUTY: SALT LAKE CITY RECORDER



LINE TAG #	BEARING	LENGTH (FT)
L1	S28°46'19"E	20.07
L2	S0°06'00"W	85.94
L3	N89°53'54"W	20.00
L4	N0°08'00"E	81.49
L5	N21°09'00"W	7.50
L6	N89°58'10"E	13.09
L7	N0°07'30"W	15.00

SURVEYOR'S CERTIFICATE
I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 488746 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT OF THE STATE OF UTAH. 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 SECTIONS 17-23-7, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:
ALTA PARK SUBDIVISION
AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BASIS OF BEARINGS
BASIS OF BEARING IS ASSUMED SOUTH 0°07'30" EAST BETWEEN THE NORTH QUARTER CORNER MONUMENTED BY A FOUND STANDARD 2.5" FLAT BRASS CAP AND CENTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, MONUMENTED BY A FOUND STANDARD 2.5" FLAT BRASS CAP SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION
A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY CITY, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 1000 EAST STREET, SAID POINT BEING 165.08 FEET SOUTH 0°07'30" EAST ALONG THE QUARTER SECTION LINE AND 40.00 FEET NORTH 90°00'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 0°07'30" EAST, 196.43 FEET TO THE NORTH LINE OF A CINDER BLOCK WALL; THENCE WITH SAID WALL SOUTH 89°57'09" WEST, 150.00 FEET; THENCE SOUTH 0°07'30" EAST, 0.22 FEET TO THE NORTHERLY BOUNDARY OF HAWKWOOD ESTATES PHASE II SUBDIVISION FILED OCTOBER 21, 1986 IN THE SALT LAKE COUNTY RECORDER'S OFFICE ENTRY NUMBER 4335436, BOOK 86-10, PAGE 175; THENCE WITH THE NORTH BOUNDARY OF SAID HAWKWOOD ESTATES SOUTH 89°58'10" WEST, 10.95 FEET TO THE EASTERLY BOUNDARY OF A DESCRIBED PARCEL OF GROUND RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE SEPTEMBER 16, 1994, ENTRY NUMBER 5922596, BOOK 7019, PAGE 2900; THENCE WITH SAID EASTERLY BOUNDARY NORTH 0°07'30" WEST, 196.65 FEET TO THE SOUTH BOUNDARY OF EAGLEWOOD SUBDIVISION FILED JUNE 18, 1992 IN THE SALT LAKE COUNTY RECORDER'S OFFICE ENTRY NUMBER 5276858, BOOK 92-6, PAGE 423; THENCE WITH SAID SOUTH BOUNDARY OF EAGLEWOOD SUBDIVISION AND WINGER SUBDIVISION FILED APRIL 20, 2010 IN THE SALT LAKE COUNTY RECORDER'S OFFICE ENTRY NUMBER 10926609, BOOK 20109, PAGE 92, NORTH 89°57'41" EAST, 251.94 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 1000 EAST STREET AND THE POINT OF BEGINNING.
PARCEL CONTAINS 49,526 SQ. FT. OR 1.137 ACRES, MORE OR LESS.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED (S) ARE THE OWNER(S) (HEREAFTER, "THE UNDERSIGNED OWNERS") OF THE ABOVE-DESCRIBED TRACT OF LAND AND THAT THE UNDERSIGNED OWNERS DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:
ALTA PARK SUBDIVISION
AND THAT THE UNDERSIGNED OWNERS DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL STREETS AND PUBLIC UTILITY LINES AND FACILITIES AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO DO HEREBY DEDICATE, TO OWNERS OF LOTS 1 AND 4, THE NON-EXCLUSIVE PRIVATE ACCESS AND UTILITY EASEMENT, FOR THE PERPETUAL USE OF THE OWNERS OF LOTS 1 AND 4 AND THEIR GUESTS AND INVITEES, FOR VEHICULAR AND PEDESTRIAN ACCESS. THE UNDERSIGNED OWNERS ALSO DO HEREBY DEDICATE TO THE OWNERS OF THE FOLLOWING-NAMED FACILITIES, FOR PERPETUAL USE, THE PRIVATE ACCESS AND UTILITY EASEMENT AS A NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THOSE FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY DEDICATE, TO SANDY CITY AND ANY AND ALL PUBLIC UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE WATERLINE AND PUBLIC UTILITY EASEMENTS, AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES AND PUBLIC 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 INDICATED BY THOSE EASEMENTS, OR FOR OTHER TYPICAL PURPOSES, AS SHOWN HEREON.
IN WITNESS WHEREOF I/WE HAVE HERETO SET MY/OUR HAND(S) THIS 15th DAY OF August, 2024.
SIGNED: Jeffrey Duke
FOR: CASTLEWOOD-ALTA PARK, LLC

ACKNOWLEDGEMENT
CASTLEWOOD-ALTA PARK, LLC
STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 15th DAY OF August, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, SAID STATE OF UTAH,
JEFFREY DUKE, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE **MANAGER** OF CASTLEWOOD-ALTA PARK, LLC, SIGNING THE OWNER'S DEDICATION AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID CASTLEWOOD-ALTA, LLC, BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CASTLEWOOD-ALTA PARK, LLC, EXECUTED THE SAME.
Notary Public Signature: Hayley Dawn Pratt
Notary Public's Commission Number: 726668
Print Name: Hayley Dawn Pratt
Commission Expiration Date: September 15, 2026