

NOTES

- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUG OR NAIL TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
- LOTS 201-224 LOT LINES ARE PARALLEL, PERPENDICULAR, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN.
- PARCELS C, D, E, F AND G ARE COMMON AREA TO BE OWNED AND MAINTAINED BY THE SIENNA HILLS II HOA.
- ALL LOTS ON PRIVATE ROADS ARE TO RECEIVE PRIVATE TRASH COLLECTION AND SNOW REMOVAL AS PART OF THE HOA.
- ALL COMMON AREAS AND PRIVATE STREETS OR DRIVES TO SERVE AS A UTILITY ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF THE SIENNA HILLS II HOMEOWNERS ASSOCIATION.
- PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE SIENNA HILLS II HOMEOWNERS ASSOCIATION.
- THE ENTIRETY OF THE PRIVATE ROADWAY SHOWN HEREON SHALL ALSO ACT AS AN EMERGENCY ACCESS EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN FOR POLICE, FIRE, AND MEDICAL, OR OTHER ANCILLARY PURPOSES.
- DUE TO THE COLLAPSE POTENTIAL OF THE ON-SITE SOILS, SPECIAL GRADING, FOUNDATION AND LANDSCAPING DESIGNS SHOULD BE IMPLEMENTED AS A PART OF EACH LOT ON DEVELOPMENT. COLLAPSIBLE SOIL LAYERS WERE IDENTIFIED AT THE SITE. IF THE COLLAPSIBLE SOILS BECOME WET UNDER LOADED CONDITIONS SETTLEMENT MAY OCCUR.
- PRIVATE SEWER, PRIVATE WATER, AND PRIVATE STORM DRAIN LOCATED WITHIN THE PRIVATE STREETS, AND THE PRIVATE STORM DRAIN LOCATED WITHIN PARCELS C, D, E, F AND G ARE TO BE ALL OWNED AND MAINTAINED BY THE SIENNA HILLS II HOMEOWNERS ASSOCIATION.
- MAINLINE CORRIDOR FOR PUBLIC UTILITIES WITHIN 10' OFFSET OF PUBLIC STREETS. PARCEL G TO ALSO SERVE AS PUBLIC ACCESS EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN.
- 8" CONCRETE SOUND WALL INSTALLED BY THE DEVELOPER TO BE OWNED BY THE ADJOINING LOT OWNERS LOCATED ALONG THE SOUTHWESTERLY SIDE OF LOTS 231-233 AND PARCEL F AND TO BE MAINTAINED BY THE HOA.
- EXISTING 6" STEEL PICKET FENCE TO BE OWNED AND MAINTAINED BY THE CITY OF WEST JORDAN ALONG THE SOUTHERLY SIDE OF LOT 225-231 AND PARCEL E.
- THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER, FIRE CHIEF, AND IS FORMALLY APPROVED AS A PUBLIC STREET BY THE CITY COUNCIL.

DRIVEWAY DETAIL
(NOT TO SCALE)

MINIMUM BUILDING SETBACKS
(TOWNHOME LOTS)

N.T.S.

CITY RECORDER STAMP

RECORD OF SURVEY

S 2015-09-0448
R.O.S.

12/17/24
DATE

COUNTY SURVEYOR REVIEWER

OWNER/DEVELOPER
LENNAR HOMES
111 SEGO LILLY DRIVE SUITE 150
SANDY, UTAH 84070
801-508-5506
BJ RYAN

SHEET 1 OF 2

CITY PLANNING COMMISSION

APPROVED THIS 12 DAY OF October A.D. 2024 BY THE CITY OF WEST JORDAN PLANNING COMMISSION

George W. Ryan
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED

20 Nov. 2024
THE CITY OF WEST JORDAN ENGINEER DATE

CERTIFICATION OF FINAL CITY APPROVAL

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 20 DAY OF November A.D. 2024

James J. ...
ATTEST: THE CITY OF WEST JORDAN RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14 DAY OF November A.D. 2024

James J. ...
THE CITY OF WEST JORDAN ATTORNEY

SALT LAKE COUNTY HEALTH DEPT.

APPROVED THIS 22nd DAY OF October A.D. 2024

Rick ...
COUNTY HEALTH DEPT.

EASEMENT APPROVAL

10/21/24
DATE

10-23-24
DATE

10/22/24
DATE

SALT LAKE COUNTY RECORDER

RECORDED # 14326205
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Lennar Homes of Utah LLC
DATE 12-17-24 TIME 2:14 PM ENTRY: 14326205 BOOK: 16244 PAGE: 272
\$ 196.00
FEE
SALT LAKE COUNTY DEPUTY RECORDER

Enbridge Gas Utah - Note with NO existing natural gas easement

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes 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 acknowledgement 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 800-565-8532

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this 21 day of November 2024
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Title: PRE-CAN RSP III

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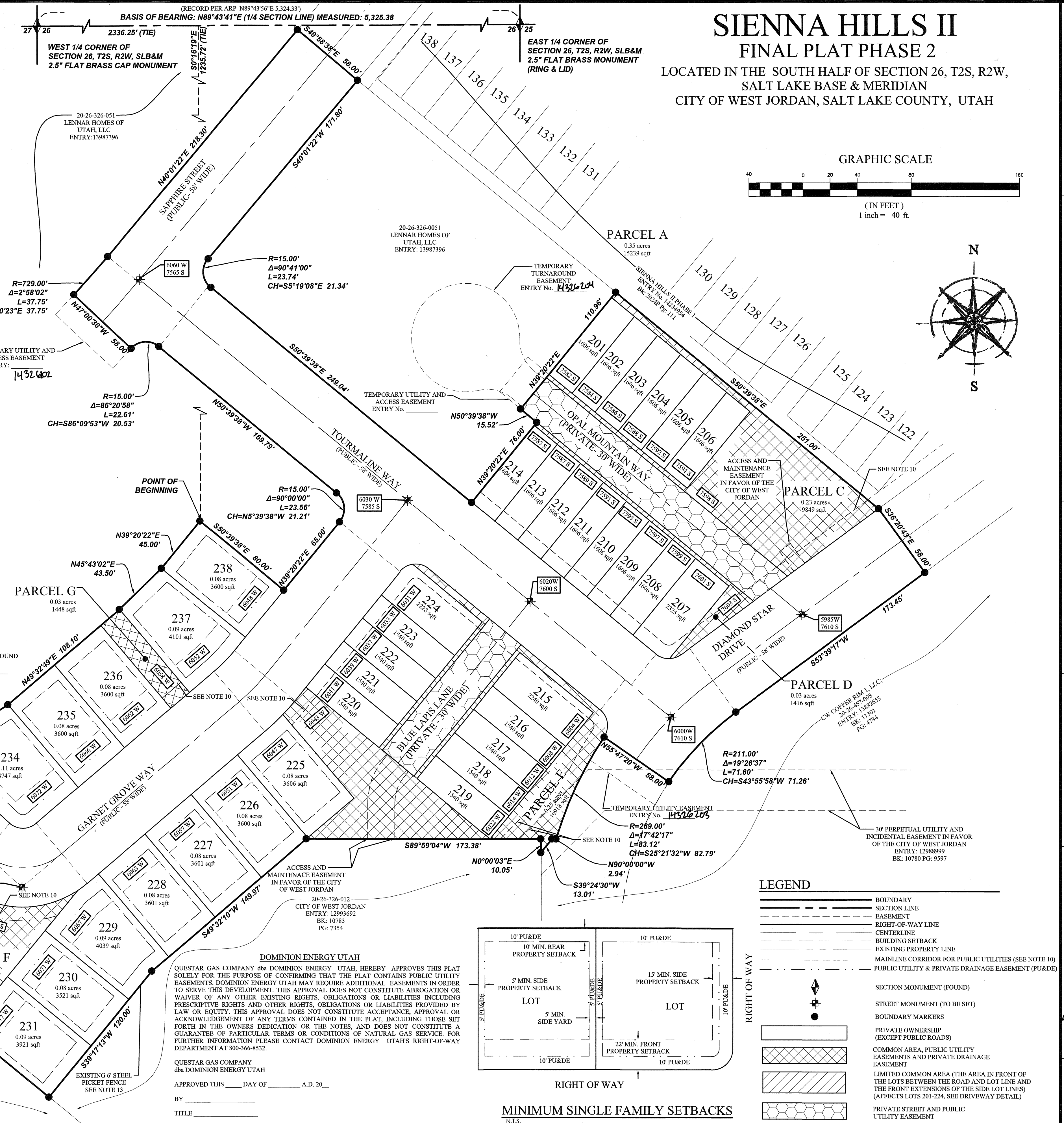
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SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 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 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as Sienna Hills II Phase 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

09/20/24
No. 183395
EVAN J. WOOD
STATE OF UTAH
09/20/2024
Date

Evan J. Wood
Professional Land Surveyor
License No. 183395

BOUNDARY DESCRIPTION

A part of the South Half Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N89°43'41"E 2336.25 feet along the Section line and S0°16'19"E 1235.72 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West Salt Lake Base and Meridian; thence S60°39'38"W 80.00 feet; thence N39°20'22"E 65.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N05°39'38"W 21.21 feet; thence N50°39'38"W 169.79 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.61 feet through a central angle of 86°20'58" Chord: S86°09'53"W 20.53 feet; thence along a line non-tangent to said curve, N47°00'36"W, a distance of 58.00 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 729.00 feet (radius bears: N47°00'36"W) a distance of 37.75 feet through a central angle of 02°58'02" Chord: N41°30'23"E 37.75 feet; thence N40°01'22"E 218.30 feet; thence S49°58'38"E 58.00 feet; thence S40°01'22"W 171.80 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.74 feet through a central angle of 90°41'00" Chord: S05°19'08"E 21.34 feet; thence S50°39'38"E 249.04 feet; thence N39°20'22"E 76.00 feet; thence N50°39'38"W 15.52 feet; thence N39°20'22"E 110.96 feet; thence S50°39'38"E 251.00 feet; thence S38°20'43"E 58.00 feet; thence S53°39'17"W 173.45 feet; thence along the arc of a curve to the left with a radius of 211.00 feet a distance of 17.60 feet through a central angle of 19°26'37" Chord: S43°55'58"W 71.26 feet; thence N55°47'20"W 58.00 feet; thence Southwest along the arc of a non-tangent curve to the left having a radius of 269.00 feet (radius bears: S55°47'20"E) a distance of 83.12 feet through a central angle of 17°42'17" Chord: S25°21'32"W 82.79 feet; thence West 2.94 feet; thence S39°24'30"W 13.01 feet to a easterly boundary line of that certain Warranty Deed recorded May 22, 2019 as Entry No. 12993692 in Book 10783 at Page 7354-7356 in the Salt Lake County Recorder's Office; thence along said easterly boundary line of said Deed the following four (4) courses: (1) N00°00'03"E 10.05 feet; thence (2) S89°59'04"W 173.38 feet; thence (3) S49°32'10"W 149.97 feet; thence (4) S39°17'13"W 120.00 feet to the easterly right-of-way of MOUNTAIN VIEW CORRIDOR; thence along said right-of-way line the following two (2) courses: (1) N50°42'49"W 204.79 feet; thence (2) N32°46'47"W 41.30 feet; thence N57°13'13"E 80.45 feet; thence Northwest along the arc of a non-tangent curve to the right having a radius of 300.00 feet (radius bears: N54°04'36"E) a distance of 16.46 feet through a central angle of 03°08'37" Chord: N34°21'05"W 16.46 feet; thence N32°46'47"W 6.59 feet; thence N57°13'13"E 113.83 feet; thence N49°32'49"E 108.10 feet; thence N45°43'02"E 43.50 feet; thence N39°20'22"E 45.00 feet to the point of beginning.

Containing 4.98 acres +/-
38 Lots and 5 Parcels

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Salt Lake) SS

ON THIS 30th DAY OF October, 2024, PERSONALLY APPEARED BEFORE ME Bryson Fish, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE Division President OF LENNAR HOMES OF UTAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/30/28
MY COMMISSION NUMBER: 735368
RESIDING IN Salt Lake COUNTY, Utah

CARLO ANDRE REYES
Notary Public, State of Utah
Commission # 735368
My Commission Expires
01/30/28

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Davis) SS

ON THIS 24 DAY OF October, 2024, PERSONALLY APPEARED BEFORE ME Colin Wright, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE Authorized Representative OF CW COPPER RIM I, LLC, A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 15, 2028
MY COMMISSION NUMBER: 738134
RESIDING IN Davis COUNTY, Utah

KIRA CLAWSON
Notary Public, State of Utah
Commission # 738134
My Commission Expires On
July 15, 2028

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, TO HEREAFTER BE KNOWN AS SIENNA HILLS II - PHASE 2, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE SIENNA HILLS II HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 111 SEGO LILLY DR SUITE 150 SANDY, UT 84070.

THIS 10 DAY OF October, A.D. 2024.

LENNAR HOMES OF UTAH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

CW COPPER RIM I, LLC
A UTAH LIMITED LIABILITY COMPANY

**SIENNA HILLS II
FINAL PLAT PHASE 2**

LOCATED IN THE SOUTH HALF OF SECTION 26, T2S, R2W,
SALT LAKE BASE & MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

APPROVED THIS 12 DAY OF October A.D. 2024 BY THE CITY OF WEST JORDAN PLANNING COMMISSION

George W. Ryan
CHAIRMAN, PLANNING COMMISSION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED

20 Nov. 2024
THE CITY OF WEST JORDAN ENGINEER DATE

I HEREBY CERTIFY THAT FINAL CITY APPROVAL HAS BEEN GIVEN THIS 20 DAY OF November A.D. 2024

James J. ...
ATTEST: THE CITY OF WEST JORDAN RECORDER

APPROVED AS TO FORM THIS 14 DAY OF November A.D. 2024

James J. ...
THE CITY OF WEST JORDAN ATTORNEY

APPROVED THIS 22nd DAY OF October A.D. 2024

Rick ...
COUNTY HEALTH DEPT.

EASEMENT APPROVAL

10/21/24
DATE

10-23-24
DATE

10/22/24
DATE

SALT LAKE COUNTY RECORDER

RECORDED # 14326205
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Lennar Homes of Utah LLC
DATE 12-17-24 TIME 2:14 PM ENTRY: 14326205 BOOK: 16244 PAGE: 272
\$ 196.00
FEE
SALT LAKE COUNTY DEPUTY RECORDER

