

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.

MYERS PEPPERWOOD CREEK SUBDIVISION
AMENDING LOT 213, PEPPERWOOD CREEK SUBDIVISION PHASE 2
AND LOT 508, PEPPERWOOD CREEK SUBDIVISION PHASE 5

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
JANUARY 2025

NARRATIVE:

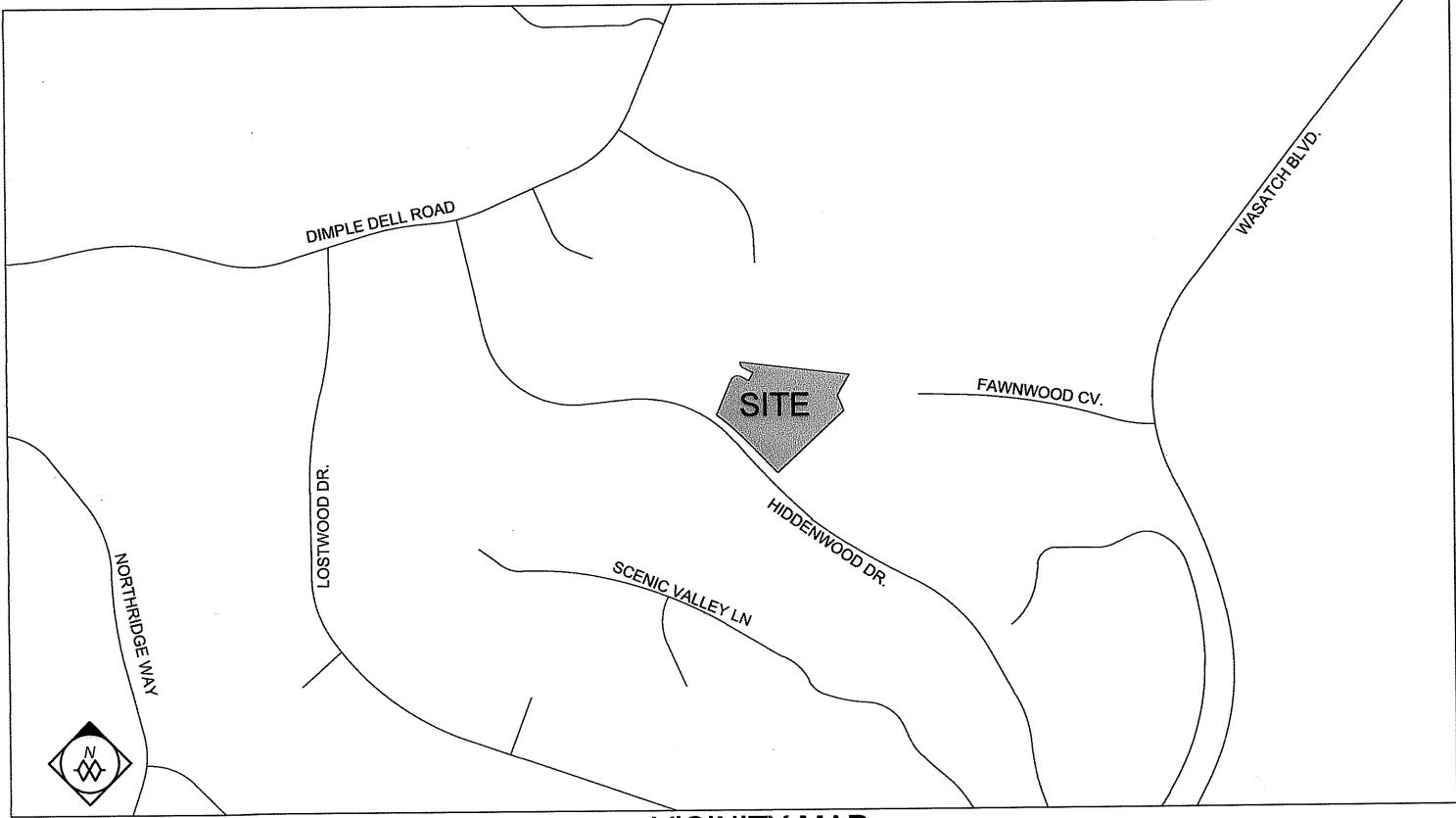
THE BASIS OF BEARING IS NORTH 42°52'27" WEST BETWEEN CENTERLINE MONUMENTS LOCATED WITHIN HIDDEN WOOD DRIVE, BEING A PART OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND PRIOR TO AMENDING THE TOWNSHIP LOTS SHOWN.

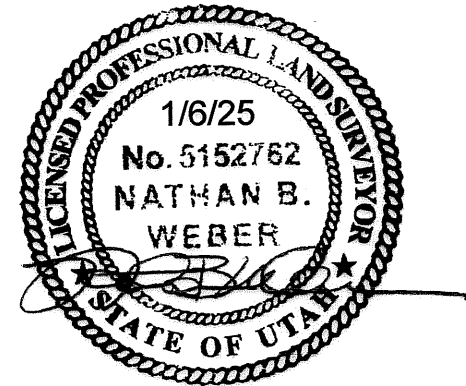
GENERAL PLAT NOTES

- UTILITIES HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND 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 AN WITHOUT THE 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 OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH INTERESTS/RIGHTS IN THE PUE.
- NO SINGLE-FAMILY DWELLING SHALL BE CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET, FROM ANY "30%-OR-GREATER SLOPE AREA" BOUNDARY.
- NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE "30%-OR-GREATER SLOPE AREA", EXCEPT AS APPROVED BY THE CITY ENGINEER.
- ALL BUILDING OR POOL PLACEMENT PLANS SHALL BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE HILLSIDE ("30%-OR-GREATER SLOPE AREA") AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED BY THE CITY ENGINEER.
- ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.
- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM THE SANDY CITY ENGINEER.
- 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 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 RUNOFF 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.
- 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 IMPROVEMENTS HAVE BEEN INSTALLED.
- CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING ANY CONSTRUCTION ON A LOT.
- NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
- 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 ANY BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
- ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY (ROW) FOR PUBLIC USE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 11-16 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB 05192024-006772) 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 SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY 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 RELATING TO THE SUBJECT PROPERTY.



VICINITY MAP
NOT TO SCALE



ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) :SS

ON THIS 14 DAY OF February IN THE YEAR 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DAVID ANDREW MEYERS, WHO, BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE

PRINT NAME
NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC'S COMMISSION NUMBER

COMMISSION EXPIRATION DATE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) :SS

ON THIS 14 DAY OF February IN THE YEAR 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, HEIDI CAREN MEYERS, WHO, BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HER, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE

PRINT NAME
NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC'S COMMISSION NUMBER

COMMISSION EXPIRATION DATE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) :SS

ON THIS 14 DAY OF February IN THE YEAR 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JAMES R. LONG, WHO, BEING BY ME DULY SWORN, DID SAY THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE

PRINT NAME
NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC'S COMMISSION NUMBER

COMMISSION EXPIRATION DATE

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR OF SANDY CITY THIS 28th DAY OF March, A.D. 2025, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR
ATTEST: SANDY CITY CLERK



REFERENCE DOCUMENTS

DEEDS

- R-1 - WARRANTY DEED, ENTRY NO. 13415333
- R-2 - SPECIAL WARRANTY DEED, ENTRY NO. 13030177
- R-3 - QUIT CLAIM DEED, ENTRY NO. 10286313
- R-4 - SPECIAL WARRANTY DEED, ENTRY NO. 12796374
- R-5 - WARRANTY DEED, ENTRY NO. 13309036

SUBDIVISION PLATS

- R-6 - PEPPERWOOD CREEK PHASE 1, ENTRY NO. 9970466
- R-7 - PEPPERWOOD CREEK PHASE 2, ENTRY NO. 9970467
- R-8 - PEPPERWOOD CREEK PHASE 5, ENTRY NO. 12581720
- R-9 - PEPPERWOOD CANYON NO. 3, ENTRY NO. 4882395

SALT LAKE COUNTY SURVEYOR	LAND USE AUTHORITY	SANDY CITY PUBLIC UTILITIES	SANDY SUBURBAN IMPROVEMENT DISTRICT
RECORD OF SURVEY FILE NO.: <u>S2024070468</u>	APPROVED THIS <u>26th</u> DAY OF <u>February</u> , A.D. <u>2025</u> <u>James L. Lamm</u> COMMUNITY DEVELOPMENT DIRECTOR	APPROVED THIS <u>26th</u> DAY OF <u>February</u> , A.D. <u>2025</u> <u>David A. Myers</u> ENGINEERING MANAGER	APPROVED THIS <u>28th</u> DAY OF <u>March</u> , A.D. <u>2025</u> <u>Monica Zlatoski</u> REPRESENTATIVE
COUNTY SURVEYOR REVIEWER	DATE		

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152762, 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 SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MYERS PEPPERWOOD CREEK SUBDIVISION AMENDING LOT 213, PEPPERWOOD CREEK SUBDIVISION PHASE 2, AND LOT 508, PEPPERWOOD CREEK SUBDIVISION PHASE 5, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN AND DESCRIBED ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOT 213, PEPPERWOOD CREEK SUBDIVISION PHASE 2 (ENTRY NO. 9970467, SALT LAKE COUNTY RECORDER'S OFFICE) AND LOT 508, PEPPERWOOD CREEK SUBDIVISION PHASE 5 (ENTRY NO. 12581720, SALT LAKE COUNTY RECORDER'S OFFICE) BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE SOUTH 89°58'19" WEST 282.08 FEET ALONG THE SECTION LINE AND NORTH 0°01'41" WEST 892.81 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIDDEN WOOD DRIVE; SAID POINT ALSO COMMENCING AT THE PC/PT MONUMENT FOUND IN HIDDEN WOOD DRIVE; AND RUNNING THENCE NORTH 42°52'27" WEST 22.25 FEET ALONG THE MONUMENT LINE AND NORTH 47°07'33" EAST 31.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIDDEN WOOD DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- NORTH 42°52'27" WEST 121.37 FEET TO A POINT OF CURVATURE; AND
- NORTHWESTERLY 93.74 FEET ALONG THE ARC OF A 431.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°27'42" AND A LONG CHORD BEARING NORTH 49°06'18" WEST 93.56 FEET TO A POINT ON THE EASTERLY LINE OF A PRIVATE ROAD AND PUBLIC UTILITY EASEMENT, SAID POINT BEING A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID PRIVATE ROAD AND PUBLIC UTILITY EASEMENT THE FOLLOWING SEVEN (7) COURSES:

- NORTHWESTERLY 14.05 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°30'39" AND A LONG CHORD BEARING NORTH 15°04'50" WEST 12.92 FEET TO A POINT OF TANGENCY;
- NORTH 25°10'30" EAST 88.90 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY 29.06 FEET ALONG THE ARC OF A 18.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD BEARING NORTH 70°10'30" EAST 28.16 FEET TO A POINT OF TANGENCY;

- SOUTH 64°49'30" EAST 25.50 FEET;
- NORTH 25°10'30" EAST 25.00 FEET;
- NORTH 64°49'30" WEST 25.50 FEET TO A POINT OF CURVATURE; AND
- NORTHWESTERLY 20.33 FEET ALONG THE ARC OF A 18.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 62°57'00" AND A LONG CHORD BEARING NORTH 33°21'00" WEST 19.32 FEET TO THE SOUTHWESTERLY CORNER OF LOT 507 OF SAID PEPPERWOOD CREEK SUBDIVISION PHASE 5;

THENCE SOUTH 82°38'17" EAST 287.51 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 507 TO A POINT ON THE WESTERLY LINE OF LOT 308, PEPPERWOOD CANYON NO. 3 (ENTRY NO. 4882395, SALT LAKE COUNTY RECORDER'S OFFICE);

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- SOUTH 28°16'00" WEST 63.22 FEET; AND
- SOUTH 20°00'00" EAST 38.81 FEET TO THE NORTHWESTERLY CORNER OF LOT 212 OF SAID PEPPERWOOD CREEK SUBDIVISION PHASE 2;

THENCE SOUTH 47°07'33" WEST 237.77 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIDDEN WOOD DRIVE AND THE POINT OF BEGINNING.

CONTAINS 59,449 SQ. FT. OR 1.364 ACRES

PARCEL NO. 28-14-376-073 & 28-14-379-001

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE

MYERS PEPPERWOOD CREEK SUBDIVISION
AMENDING LOT 213, PEPPERWOOD CREEK SUBDIVISION PHASE
2 AND LOT 508, PEPPERWOOD CREEK SUBDIVISION PHASE 5

AND DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY A WATERLINE AND STREETLIGHT EASEMENT TO SANDY CITY, AND 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 HEREON.

SIGNED: David Andrew Myers SIGNED: Heidi Caren Myers
DAVID ANDREW MEYERS HEIDI CAREN MEYERS

SIGNED: James R. Long
JAMES R. LONG

MYERS PEPPERWOOD CREEK SUBDIVISION
AMENDING LOT 213, PEPPERWOOD CREEK
SUBDIVISION PHASE 2 AND LOT 508,
PEPPERWOOD CREEK SUBDIVISION PHASE 5

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
JANUARY 2025



6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 286-5099
office@diamondlandsurveying.com
www.diamondlandsurveying.com

SALT LAKE COUNTY RECORDER

RECORDED # 14386177

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF DAVID & HEIDI MEYERS

DATE 5/19/25 TIME 12:11 PM BOOK 2025P-120

DEPUTY, SALT LAKE COUNTY RECORDER

\$ 104.00
FEE \$

2025P-120

28-14-32

28-14-379-001

28-14-376-073

\$ 104.00

SHEET 1 OF 2

MYERS PEPPERWOOD CREEK SUBDIVISION
AMENDING LOT 213, PEPPERWOOD CREEK SUBDIVISION PHASE 2
AND LOT 508, PEPPERWOOD CREEK SUBDIVISION PHASE 5

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
JANUARY 2025

LOT 507, PEPPERWOOD CREEK PHASE 5
28-14-376-071
WHITE, DAVID L; JT WHITE, NICOLE J

STORM DRAIN AND SANITARY SEWER EASEMENT IN FAVOR OF
SANDY CITY AND SANDY SUBURBAN IMPROVEMENT DISTRICT
(VARIABLE WIDTH)
ENTRY NO. 9970467, PAGE 17, BOOK 2007P, JANUARY 11, 2007
& ENTRY NO. 12581720, BOOK 2017P, PAGE 189, JULY 25, 2017

FOCUS ENGINEERING

20.0' SANITARY SEWER
EASEMENT IN FAVOR OF
SANDY SUBURBAN
IMPROVEMENT DISTRICT
ENTRY NO. 9970467, BOOK 2007P,
PAGE 17, JANUARY 11, 2007

LOT 308, PEPPERWOOD CANYON #3
28-14-452-007
TURNBOW, LYNN, TR

LOT 212, PEPPERWOOD CREEK PHASE 2
28-14-379-002
ROE, ELLIOT; JT ROE, ALEXANDRIA

Line Table		
Line #	Length	Direction
L1	25.50'	S 64°49'30" E
L2	25.00'	N 25°10'30" E
L3	25.50'	N 64°49'30" W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	93.74'	431.00'	012°27'42"	N 49°06'18" W	93.56'
C2	14.05'	10.00'	080°30'39"	N 15°04'50" W	12.92'
C3	29.06'	18.50'	090°00'00"	N 70°10'30" E	26.16'
C4	20.33'	18.50'	062°57'00"	N 33°21'00" W	19.32'

LEGEND

- Boundary Line
Adjacent Property
Easement Line
Tie Line
Street Center Line
Section Line
Lot Line
Building Setback Line
- 30% Slope - No Build Area - Legend Note 1
- Natural Drainage Channel - Legend Note 2
- Found Centerline Monument
Set 5/8" Rebar and
"Diamond 5152762" Cap
Found Rebar and Cap
Found Rivet
Set Rivet
Corner Section Monument

LEGEND NOTES

1. 30%-OR-GREATER SLOPE (PROTECTED HILLSIDE) AREA- TO REMAIN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR. (LAND DEVELOPMENT CODE, CHAPTER 21-15-SENSITIVE AREA OVERLAY ZONE.
2. NATURAL, 30%-OR-GREATER-SLOPE- ANOMALY DESIGNATION (NOT PROTECTED HILLSIDE) AREA. GRADING, CUTTING, FILLING OR CONSTRUCTION IS ALLOWED IN THIS AREA, AS APPROVED BY THE SANDY CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR.

EASEMENT NOTES

1. THIS SUBDIVISION IS AFFECTED BY A BLANKET "GRANT OF EASEMENT IN FAVOR OF DRAPER IRRIGATION COMPANY" ENTRY NO. 2501724, BOOK 3207, PAGE 91 WHICH ALLOWS THE RIGHT OF INGRESS AND EGRESS TO AND FROM DITCHES, WATER LINES AND WATER TREATMENT PLANT ACROSS SAID LAND AND INCIDENTAL PURPOSES.
2. THIS SUBDIVISION IS PURPORTED TO BE AFFECTED BY "WATER TRANSPORTATION EASEMENT IN FAVOR OF DRAPER IRRIGATION COMPANY" ENTRY NO. 7518837, BOOK 8324, PAGE 8488 FOR THE TRANSPORTATION OF RAW WATER AND INCIDENTAL PURPOSES, BUT DOES NOT PROVIDE AN EXACT LOCATION OF EASEMENT.

MYERS PEPPERWOOD CREEK SUBDIVISION
AMENDING LOT 213, PEPPERWOOD CREEK
SUBDIVISION PHASE 2 AND LOT 508,
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LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
JANUARY 2025

DIAMOND
LAND SURVEYING

6891 South 700 West Ste. 150
Midvale, Utah 84047
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www.diamondlandsurveying.com

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER

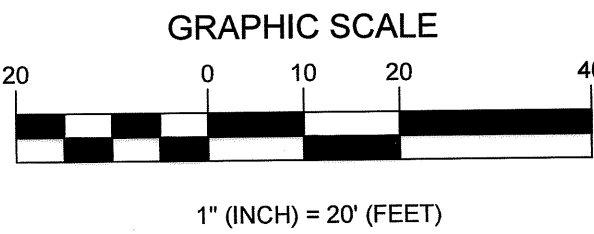
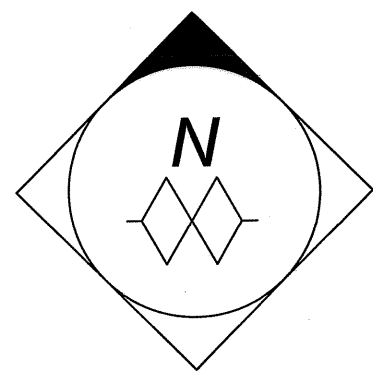
RECORDED # 14386177

FEE \$

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF **DAVID L. MYERS**

DATE 5/19/25 TIME 12:11 PM BOOK 2025P-120

DEPUTY, SALT LAKE COUNTY RECORDER



FOUND 3" FLAT
BRASS CAP
MONUMENT 2997
HIDDEN WOOD DR

PRIVATE ROAD AND P.U.E.
N 25°10'30" E 88.90'

STORM DRAIN AND SANITARY
SEWER EASEMENT IN FAVOR OF
SANDY CITY AND SANDY SUBURBAN
IMPROVEMENT DISTRICT
(VARIABLE WIDTH)
ENTRY NO. 12581720, BOOK 2017P,
PAGE 189, JULY 25, 2017

LOT 1
26,438 SQ. FT.
0.607 ACRES
3025 EAST

LOT 2
33,011 SQ. FT.
0.758 ACRES
3035 EAST

FOUND CENTERLINE
MONUMENT HIDDEN
WOOD DR.

HIDDEN WOOD DR.
N 42°32'27" W 143.62'
BASIS OF BEARING

POINT OF BEGINNING

FOUND CENTERLINE
MONUMENT HIDDEN
WOOD DR.

14
22
23

SOUTHWEST CORNER OF SECTION 14,
T3S, R1E, SLB&M
FOUND 3" FLAT BRASS CAP MONUMENT

S 89°58'19" W 2651.57'

SOUTH QUARTER CORNER OF SECTION 14
T3S, R1E, SLB&M
FOUND 2.5" FLAT BRASS CAP MONUMENT

14
23
23