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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 TOW/LOTS SHOWN.

GENERAL PLAT NOTES

1. 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.

2. 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.

3. 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.

4. ALL BUILDING OR POOL PLACEMENT PLANS SHALL BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

5. 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.

6. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.

7. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM THE SANDY CITY ENGINEER.

8. 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 DOWNTREAM 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.

9. 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 DOWNTREAM 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.

10. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.

11. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.

12. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.

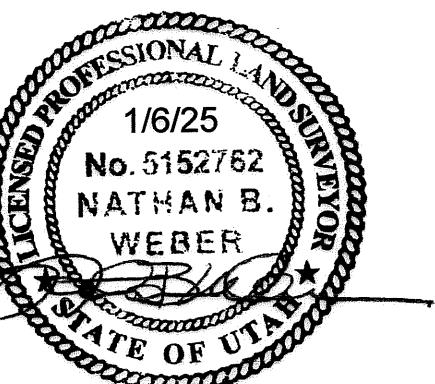
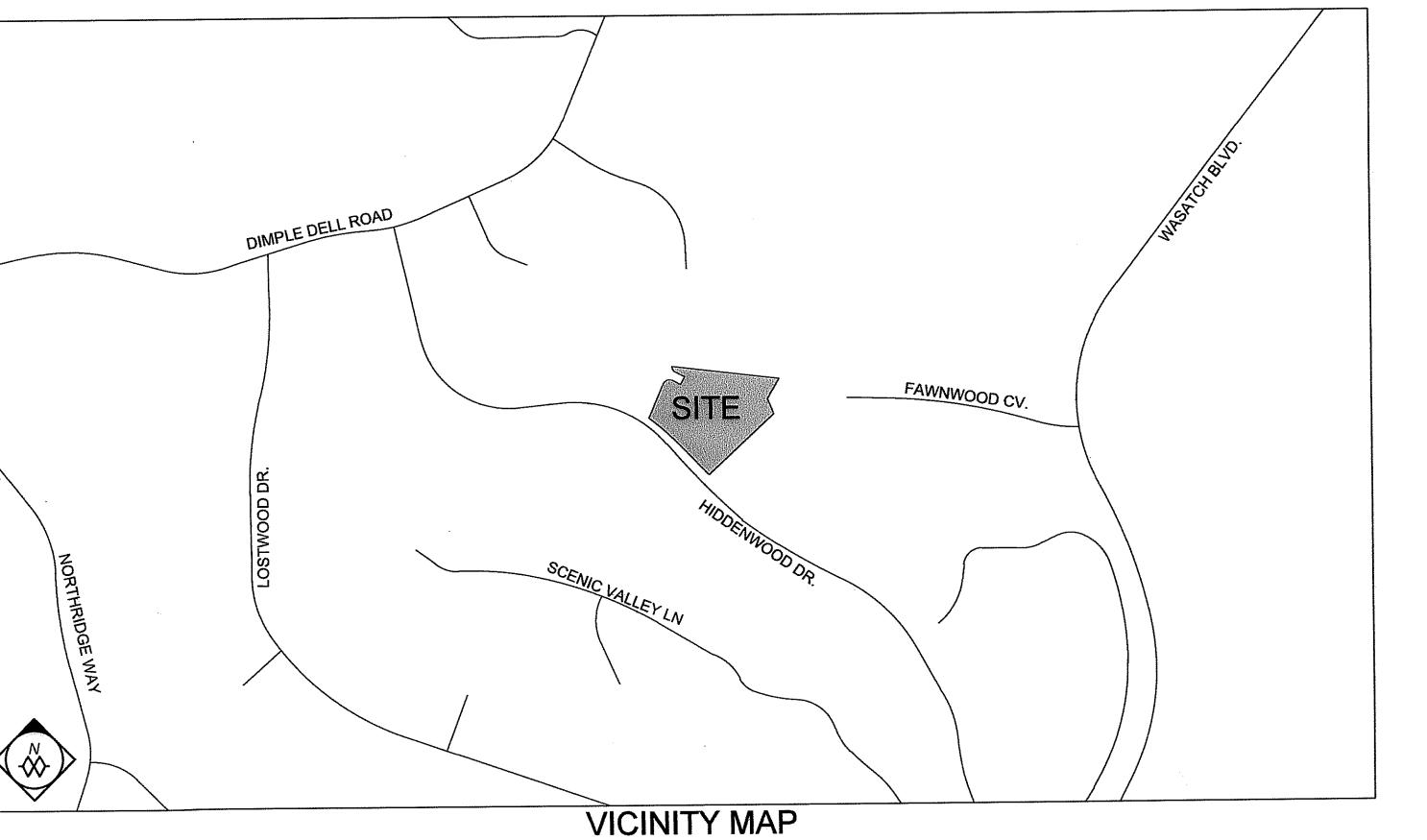
13. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING ANY CONSTRUCTION ON A LOT.

14. 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.

15. 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.

16. 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.



SALT LAKE COUNTY SURVEYOR	LAND USE AUTHORITY	SANDY CITY PUBLIC UTILITIES	SANDY SUBURBAN IMPROVEMENT DISTRICT
RECORD OF SURVEY FILE NO.: S2024070468	APPROVED THIS 26 th DAY OF February, A.D. 2025	APPROVED THIS 16 th DAY OF March, A.D. 2025	APPROVED THIS 17 th DAY OF April, A.D. 2025
JOHN J. LARSON COMMUNITY DEVELOPMENT DIRECTOR	JOHN J. LARSON ENGINEERING MANAGER	JOHN J. LARSON REPRESENTATIVE	JOHN J. LARSON ATTEST: SANDY CITY CLERK

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
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.

Signature

NOTARY PUBLIC SIGNATURE

SCOTT WARNER

NOTARY PUBLIC STATE OF UTAH
COMMISSION NO. 736355
COMM. EXP. 04-02-2028

04-02-2028

PRINT NAME
NOTARY PUBLIC COMMISSIONED IN UTAH

STATE OF UTAH)
COUNTY OF SALT LAKE)
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.

Signature

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STATE OF UTAH)
COUNTY OF SALT LAKE)
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.

Signature

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04-02-2028

PRINT NAME
NOTARY PUBLIC COMMISSIONED IN UTAH

SANDY CITY MAYOR

MONICA J. LARSON

NOTARY PUBLIC SIGNATURE

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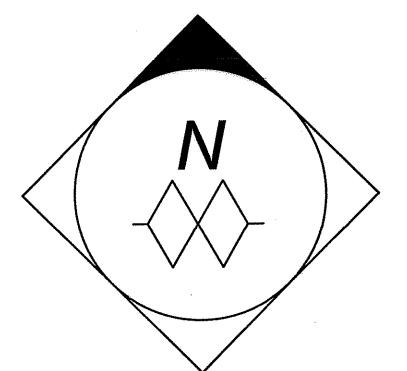
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MYERS PEPPERWOOD CREEK SUBDIVISION
AMENDING LOT 213, PEPPERWOOD CREEK SUBDIVISION PHASE 2
AND LOT 508, PEPPERWOOD CREEK SUBDIVISION PHASE 5

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

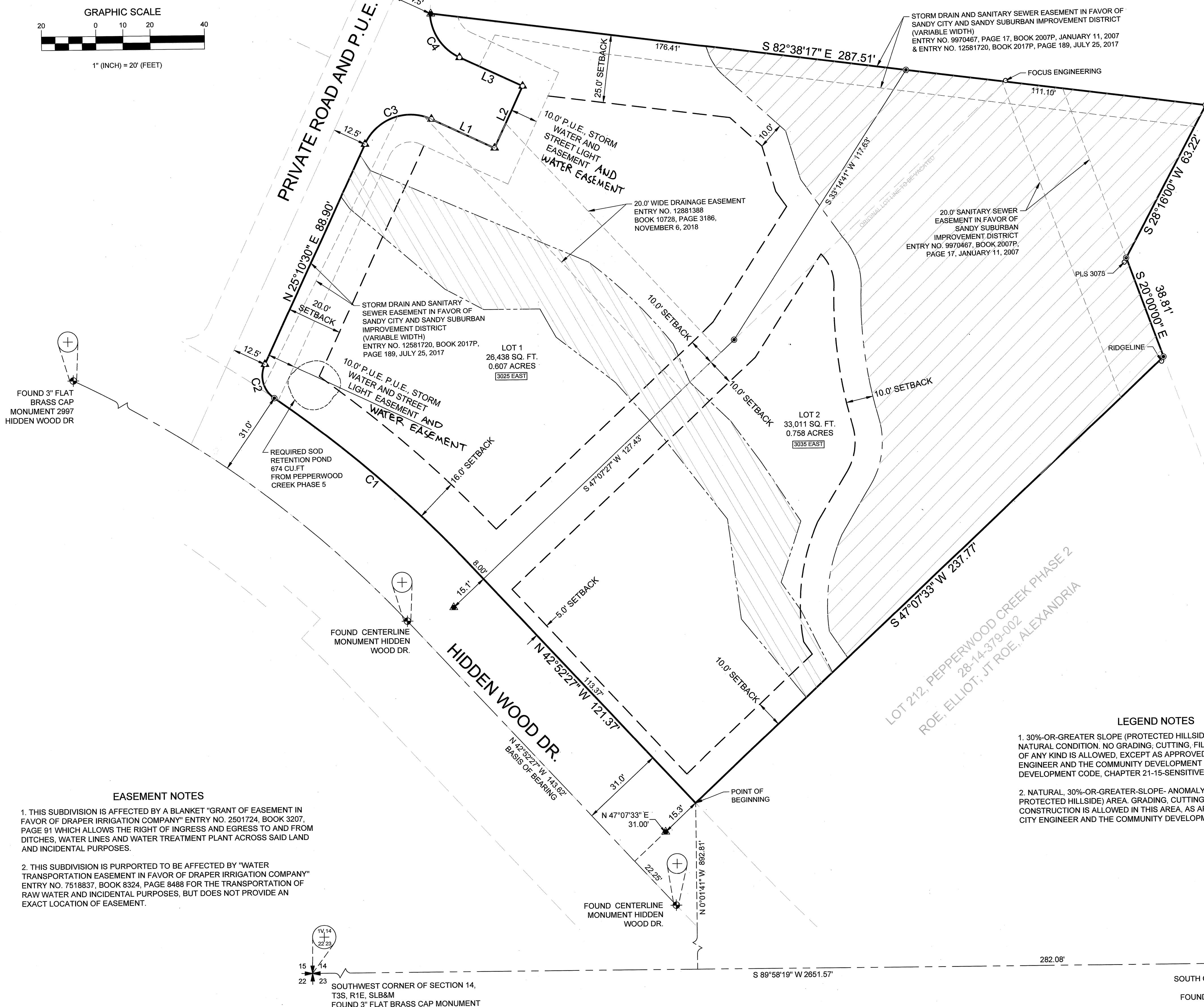
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
JANUARY 2025



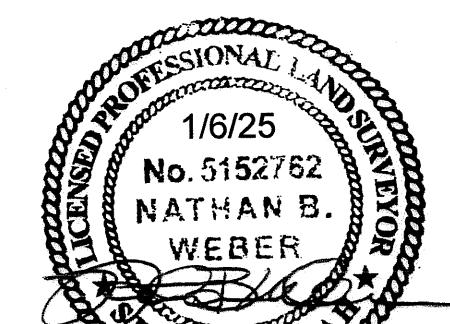
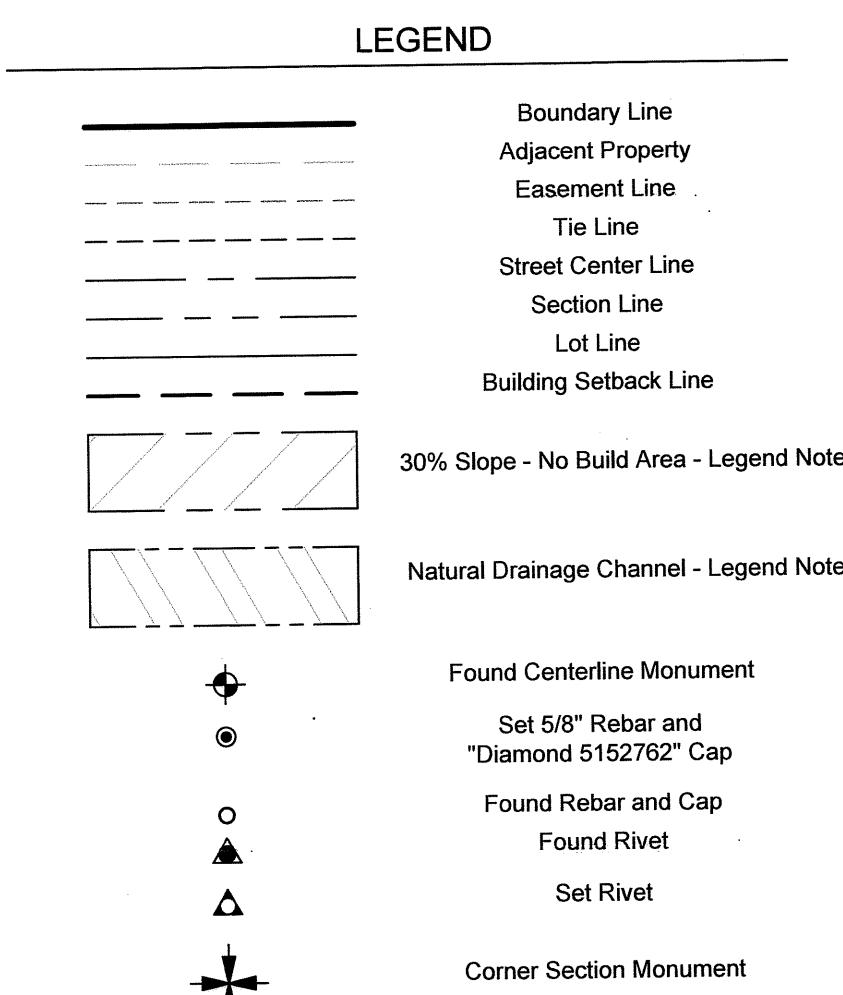
GRAPHIC SCALE
1" (INCH) = 20' (FEET)

LOT 507, PEPPERWOOD CREEK PHASE 5
28-14-376-071

WHITE, DAVID L; JT WHITE, NICOLE J



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'	082°57'00"	N 33°21'00" W	19.32'



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AMENDING LOT 213, PEPPERWOOD CREEK
SUBDIVISION PHASE 2 AND LOT 508,
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SANDY CITY, SALT LAKE COUNTY, UTAH
JANUARY 2025

DIAMOND
LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099
office@diamondlandsurveying.com
www.diamondlandsurveying.com

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER
RECORDED # 14386177
FEE \$ 104
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF DAVID & HEIDI MYERS
DATE 5/19/25 TIME 12:11 PM BOOK 2025 PAGE 120
5/19/25 12:11 PM 2025 P-120
DEPUTY, SALT LAKE COUNTY RECORDER

1/6/25

No. 5152752

NATHAN B.

WEBER

STATE OF UTAH