

CARRIGAN VIEW SUBDIVISION

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SEC. 14,
T.I.S. R.I.E. S.L.B.&M.

NOTICE TO PURCHASERS
1. DEVELOPMENT AREA LIMITATIONS - The developable area limitation restrictions of all lots as defined herein and as shown on this plat shall apply to all lot owners to insure that steep or unstable slopes are protected from detrimental action. Open space and vegetation preservation easement areas are not to be altered from their natural state.
2. BUILDING PERMIT - No vegetation removal, excavations or construction of any kind shall be done on any lot in this subdivision until a building permit authorizing said activity or construction shall have been first obtained from Salt Lake City Corporation.

3. SOILS AND GEOLGIC REPORT - Notice is hereby given to the lot owners that a soils and geologic report has been prepared for this subdivision by **DAMES & MOORE AND EARTH SCIENCE**, a registered engineering and geologic firm and the Salt Lake City Building Department. This report outlines existing soils and geologic conditions present for the area covered by the subdivision plat. Specific recommendations as to building construction, top soil removal, soil stabilization, and other construction requirements are stated therein. In addition to complying with the declaration of restricted conditions and conditions of record, building and zoning codes, and site development regulations, each lot owner is required to have a professional engineer or architect, registered as such in the State of Utah, certify that the design and placement of the foundation meets the requirements of the geologic report. The building engineer or architect shall be named. Thereafter, said engineer or architect shall certify to the actual construction of the foundations and footings according to the approved plans before a certificate of occupancy will be issued.

4. Single Family Dwellings only to be constructed and maintained on all lots in the subdivision.

5. Building front yard setbacks are established at 20 feet for all lots in this subdivision.

* DAMES & MOORE Job No. 14821-003-47 8/29/86
* EARTH SCIENCE Job No. 05461-022-47 11/3/87

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
My commission expires 7/23/94

On the 25 day of July A.D. 1989, personally appeared before me, the undersigned notary public, who after being duly sworn, testified to me that **Valley View Investments**, a Corporation, that **John A. Schaar** signed the Owner's Dedication freely and voluntarily for and in behalf of the Corporation for the purposes therein mentioned and that the corporation executed the same.

LISA A. MOREY, *Lisa A. Morey*
Printed Name of NOTARY PUBLIC

Residing at: Salt Lake

My Commission Expires: 4-15-91

OWNER'S DEDICATION

Know all men by these presents that Salt Lake City Corporation, as organized under the laws of the State of Utah and the undersigned owner of the above described tract of land, having caused to be subdivided into lots and streets, hereafter known as Carrigan View Subdivision, does 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 on or other incumbrances 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.

In witness whereof, we, the authorized officers of said corporation hereunto set our hands this day of _____ A.D. 19_____.

John A. Schaar
SALT LAKE CITY CORPORATION

ATTEST
Terry Marshall
CITY RECORDER

ACKNOWLEDGEMENT

State of Utah
County of _____
On this _____ day of _____, A.D. 19_____, personally appeared before me, the undersigned notary public, who after being duly sworn testified to me that Salt Lake City Corporation, a Utah corporation, that **John A. Schaar** signed the owner's dedication freely and voluntarily for and in behalf of the corporation for the purposes therein mentioned and that the corporation executed the same.

John A. Schaar
Notary Public

My commission expires 4-15-91
Residing at: Salt Lake City

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE
On the 25 day of July A.D. 1989, personally appeared before me, the undersigned Notary Public, in and for said county of Salt Lake in said state of Utah, the signer(s) of the above owners dedication _____ in number who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

Lisa A. Morey
Notary Public
Residing in Salt Lake County

4-15-91
My commission expires

OWNERS DEDICATION

Know all men by these presents that the undersigned owners of the above described tract of land, having caused to be subdivided into lots, streets, and easements, do hereby dedicate all streets and easements to Salt Lake City Corporation. The undersigned hereby warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets and easements.

In witness whereof, we have hereunto set our hands this 20 day of July 1989.

John A. Schaar, Trustee
Faye N. Schaar, Trustee

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