

AMENDMENT OF LOTS 2 AND "B"
SCENIC CIRCLE SUBDIVISION

A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

SCOTT JURVILLE

SURVEYOR'S CERTIFICATE

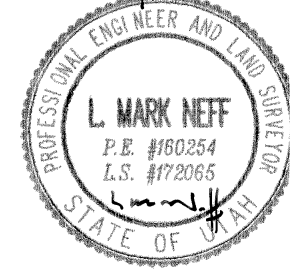
I, L. MARK NEFF, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate no. 172065, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed a Subdivision, I further certify that the reference markers as shown on this plat are or will be sufficient to readily retrace or re-establish this survey,

AMENDMENTS OF LOTS 2 AND "B"
SCENIC CIRCLE SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat.

May 13, 2002
DATE

[Signature]
L. MARK NEFF



BOUNDARY DESCRIPTION

Lot 2 and Lot B of Scenic Circle Subdivision, located in Section 14, Township 1 South, Range 1 East, Salt Lake Base and Meridian.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be subdivided into a lot and easements, to be known as Amendment of Lots 2 and "B" Scenic Circle Subdivision, do hereby dedicate all non-exclusive easements shown hereon to Salt Lake City Corporation, subject to the rights conferred in this plat to public and private utility companies or entities. Also dedicated hereby shall be a pedestrian access to the foothills, and a perpetual open space and vegetation preservation easement over all undevelopable areas and Open Space, to Salt Lake City, as shown on this plat. The undersigned also hereby dedicate for perpetual use by public or private utility companies or entities all utility easements shown on this plat for the installation, use, operation and maintenance of utility lines.

In witness whereof, we have hereunto set our hands this 13th day of May, 2002.

By: *[Signature]* By: *[Signature]*

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

On the 13th day of May, A.D. 2002, 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 Owner's Dedication, Toni Larson in number, who duly acknowledged to me that Toni Larson signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 1-19-05

[Signature]
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY, UTAH

May 20, 2002 for Toni Larson
[Signature]
NOTARY PUBLIC

AMENDMENT OF LOTS 2 AND "B"
SCENIC CIRCLE SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

CLIENT:

ADDRESS:
1140 E Brickyard Rd., Ste. 70
Salt Lake City, Utah
84106
(801) 487-3330

FINAL SUBDIVISION PLAT

AMENDMENT OF LOTS 2 AND "B"
SCENIC CIRCLE SUBDIVISION

Scenic Circle (2787 E), Salt Lake City, Utah

SURVEY LOCATION:
S 1/4 SECTION 14
T.1S., R.1E.
SALT LAKE BASE & MERIDIAN

DATE	DESCRIPTION
4/12/02	REVISED
5/13/02	REVISED

DRAWING BY: L. SANTOS

CHECKED BY: L. MARK NEFF

COMPUTER FILE:
C:\LAND PROJECTS\1931
1931_ome.dwg

DATE:
November 11, 2000

FILE NO. 1931

SHEET NO.

1 OF 1

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.

NOTICE TO PURCHASERS

- 1) Minimum building setback requirements of Salt Lake City Zoning ordinances are 20 feet for front yards, 20 feet for side yards, and 40 feet for backyards.
- 2) UNDEVELOPABLE AREAS - To assure that steep or unstable slopes are protected, all undevelopable areas shown on this plat have been established as Vegetation Preservation Easement Areas and no development or construction of any kind shall be permitted therein. Native Species plants may be enhanced by irrigation and supplemental planting on a lot by lot basis approved in advance by Salt Lake City.
- 3) "TRANSITION AREA" - Is defined as that area of a lot between (a) the undevelopable limit line and (b) a line established pursuant to Salt Lake City ordinances as the minimum distance an above grade building must be setback from such non-developable limit line. With a transition area, no structure shall be permitted at a height more than eight feet above grade (plus, in the case of a deck, a railing per code). A transition area may be used for below grade structures, outdoor living space, patios, pools, decks etc., maybe re-graded to control surface drainage, and may be landscaped.
- 4) Roof coverings shall be restricted to class "A" or "B" fire retardant materials.
- 5) Public Trail Easements: This subdivision contains Public Trail Easements dedicated in perpetuity to Salt Lake City Corporation for pedestrian and non-motorized bicycles.
- 6) Building Permits: No vegetation removal, excavations or construction of any kind will be permitted upon any lot in this subdivision until a building permit authorizing said activity or construction shall have first been obtained from Salt Lake City Corporation.
- 7) Fences: All fences within this plat shall be in conformance with the fencing regulations in the Salt Lake City zoning ordinance. This includes, but is not limited to provisions under Salt Lake City Code Section 21A.24.010(10), Special Foothill Regulations, or its successors.
- 8) The owner of each home built in this subdivision shall include, as part of the initial home construction, an automatic sprinkler fire protection system, which shall comply with the requirements of the Salt Lake City Fire Marshal.
- 9) Notice is hereby given to the lot owner that a soils and a geologic report has been prepared for this subdivision by SHB AGRA. This report has been filed with the Salt Lake City Recorder's Office. This report outlines existing soils and geologic conditions present for the area covered by the subdivision plat. Specific recommendations as to the building construction, slope stability, subsurface water conditions and earthquake faults are set forth therein. In addition to complying with the Declaration of Restrictions, covenants and conditions of record, building and zoning codes, and site development regulations, each owner shall be required to have a professional engineer or architect, registered as such in the state of Utah, certify that the design and placement of the foundations meets the requirements and recommendations of the SHB AGRA geotechnical report before a building permit shall be issued. 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.
- 10) OPEN SPACE - Is defined as area that is to be maintained as landscaped area only. No structures or accessory buildings of any kind are permitted within this area.
- 11) Subject to terms, conditions, limitations of agreement between Salt Lake City Corporation and John A. Schaar Revocable Trust and The Boyer Co., LLC recorder Sept. 20, 1993 as Entry No. 566825, in Book 6756, at Page 255.

LINE	LENGTH	BEARING
L1	22.05	S87°00'06"E
L2	110.50	S79°58'34"E
L3	21.70	N89°41'10"W
L4	37.96	S00°18'50"E
L5	39.93	N00°18'50"E
L6	98.35	N89°41'10"W
L7	14.15	S10°21'04"E
L8	71.04	S00°00'00"E
L9	62.21	S59°34'26"E
L10	5.15	S12°27'58"W
L11	34.39	N09°45'53"W
L12	65.32	S00°00'00"E
L13	63.76	S59°34'26"E
L14	134.17	N12°27'58"E
L15	89.77	N89°41'10"W
L16	59.99	N89°41'10"W
L17	114.03	N89°41'10"W
L18	155.24	N89°41'10"W
L19	70.79	N89°41'10"W
L20	193.39	N40°11'45"W
L21	146.60	S89°41'10"E

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT
C1	36.03	65.50	35.58	S68°56'08"W	18.48
C2	46.71	29.00	41.82	N46°08'44"E	30.18
C3	128.74	125.00	123.13	S49°43'30"E	70.74
C4	30.60	19.00	27.40	N46°08'44"E	19.78
C5	39.93	45.50	38.66	S64°38'29"W	21.35
C6	10.08	45.50	10.06	N83°52'22"W	5.08

LEGEND

- 5/8" Diam. Rebar & Cap (L.S. # 172065)
- ✱ Existing Fire Hydrant
- Existing Monument

SOUTH 1/4 CORNER
T.1S., R.1E.
FOUND REBAR IN CONC.
X=1,915,537.083
Y=871,517.471

C/L MO. - YR. + LS 7915

S.L.C. MONUMENT
T.1S., R.1E.
FOUND RING AND LID
X=1,914,172.937
Y=871,610.613



RECORDED

JUN 24 2002

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	CITY PLANNING DIRECTOR APPROVED THIS <u>17th</u> DAY OF <u>May</u> , A.D. 20 <u>02</u> <i>[Signature]</i> PLANNING DIRECTOR	BOARD OF HEALTH APPROVED THIS <u>14th</u> DAY OF <u>May</u> , 20 <u>02</u> <i>[Signature]</i> DIRECTOR S.L.C.O. BOARD OF HEALTH	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER <i>[Signature]</i> DATE <u>5-18-02</u> CITY SURVEYOR <i>[Signature]</i> DATE <u>5/16/02</u>	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER, DRAINAGE AND WATER DETAILS THIS <u>14</u> DAY OF <u>May</u> , 20 <u>02</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>June</u> , A.D. 20 <u>02</u> SALT LAKE CITY ATTORNEY	CITY MAYOR PRESENTED TO THE SALT LAKE CITY THIS <u>22nd</u> DAY OF <u>June</u> , 20 <u>02</u> AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR	SALT LAKE COUNTY RECORDER #837545 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>CRAIG LARSON</u> DATE <u>6-26-2002</u> TIME 4:01PM BOOK 2002P PAGE 162 FEE \$ <u>\$31.00</u> SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
	16-14-31 43100 2002P-162							FILE NO. 1931 SHEET NO. 1 OF 1