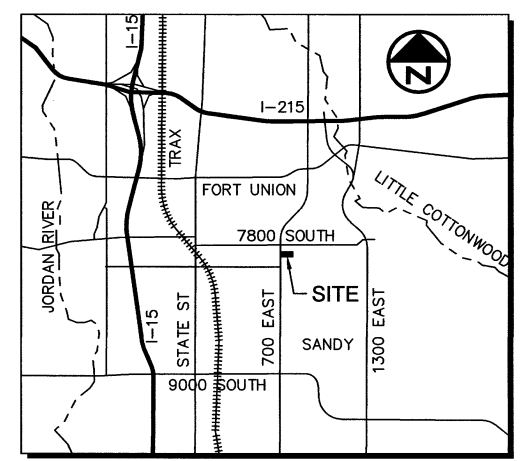
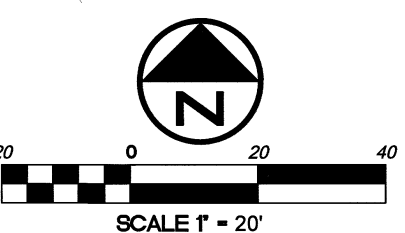


- SANDY CITY GENERAL PLAT NOTES:
1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
  2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
  3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
  4. NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE, CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
  5. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER. 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 A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
  6. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (ROW) FOR PUBLIC USE.
  7. THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-5-16-5090) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS 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.

# IOP SERVICES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANDY, UTAH



**SURVEYOR'S CERTIFICATE:**

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 186158 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT I HAVE SUBDIVIDED THE PROPERTY INTO STREETS AND LOTS, HEREAFTER TO BE KNOWN AS:

**IOP SERVICES SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.

**BOUNDARY DESCRIPTION**

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARING BEING SOUTH 00°01'45" EAST 2640.25 FEET (APP) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32.

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 700 EAST STREET, SAID POINT LYING SOUTH 00°01'45" EAST 747.11 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND NORTH 89°58'15" EAST 53.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32; AND TRAVERSING THENCE NORTH 00°01'45" WEST 199.90 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°39'40" EAST 296.00 FEET; THENCE SOUTH 00°01'45" EAST 201.49 FEET; THENCE SOUTH 89°58'08" WEST 296.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 59,405 SF OR 1.364 ACRES, MORE OR LESS, AND 9 LOTS

**VICINITY MAP**

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 14 DAY OF September, A.D. 2017

PERSONALLY APPEARED BEFORE ME, BRUCE L. HEINER, WHO BEING BY ME DULY SWORN DID SAY THAT (SHE IS THE VICE PRESIDENT OF METRO NATIONAL TITLE CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS; AND ACKNOWLEDGED TO BE THAT SAID CORPORATION EXECUTED THE SAME.

*Shari Cheney*  
METRO NATIONAL TITLE CORPORATION  
COMMISSION NUMBER 671263  
MY COMMISSION EXPIRES: October 30, 2020

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 14 DAY OF September, A.D. 2017

PERSONALLY APPEARED BEFORE ME, SHARI CHENEY, WHO BEING BY ME DULY SWORN DID SAY THAT (SHE IS THE VICE PRESIDENT OF METRO NATIONAL TITLE CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS; AND ACKNOWLEDGED TO BE THAT SAID CORPORATION EXECUTED THE SAME.

*Shari Cheney*  
METRO NATIONAL TITLE CORPORATION  
COMMISSION NUMBER 671263  
MY COMMISSION EXPIRES: October 30, 2020

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 14 DAY OF September, A.D. 2017

PERSONALLY APPEARED BEFORE ME, SHARI CHENEY, WHO BEING BY ME DULY SWORN DID SAY THAT (SHE IS THE VICE PRESIDENT OF METRO NATIONAL TITLE CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR BY A RESOLUTION OF ITS BOARD OF DIRECTORS; AND ACKNOWLEDGED TO BE THAT SAID CORPORATION EXECUTED THE SAME.

*Shari Cheney*  
METRO NATIONAL TITLE CORPORATION  
COMMISSION NUMBER 671263  
MY COMMISSION EXPIRES: October 30, 2020

**ROBIN A BRUNER**  
Notary Public - State of Utah  
Commission # 891063  
My Commission Expires October 30, 2020

**BUETTER, GERALD F & DONNA B (JT)**  
7882 S PINWOOD DR

**SULLIVAN, SEAN & EMILY, JT**  
7908 S PINWOOD DR

**PRIMARY PROJECT CONTACT**  
CONTACT: MARK RICHARDS  
8420 S WASATCH BLVD  
COTTONWOOD HEIGHTS, UT 84121  
(801) 938-7778  
MARKGRICHARDS@GMAIL.COM

**CITY ATTORNEY**  
APPROVED THIS 15th DAY OF Sept. A.D. 2017

*Janice Nelson*  
SANDY CITY ATTORNEY

**CITY MAYOR**  
PRESENTED TO SANDY THIS 19 DAY OF September, A.D. 2017

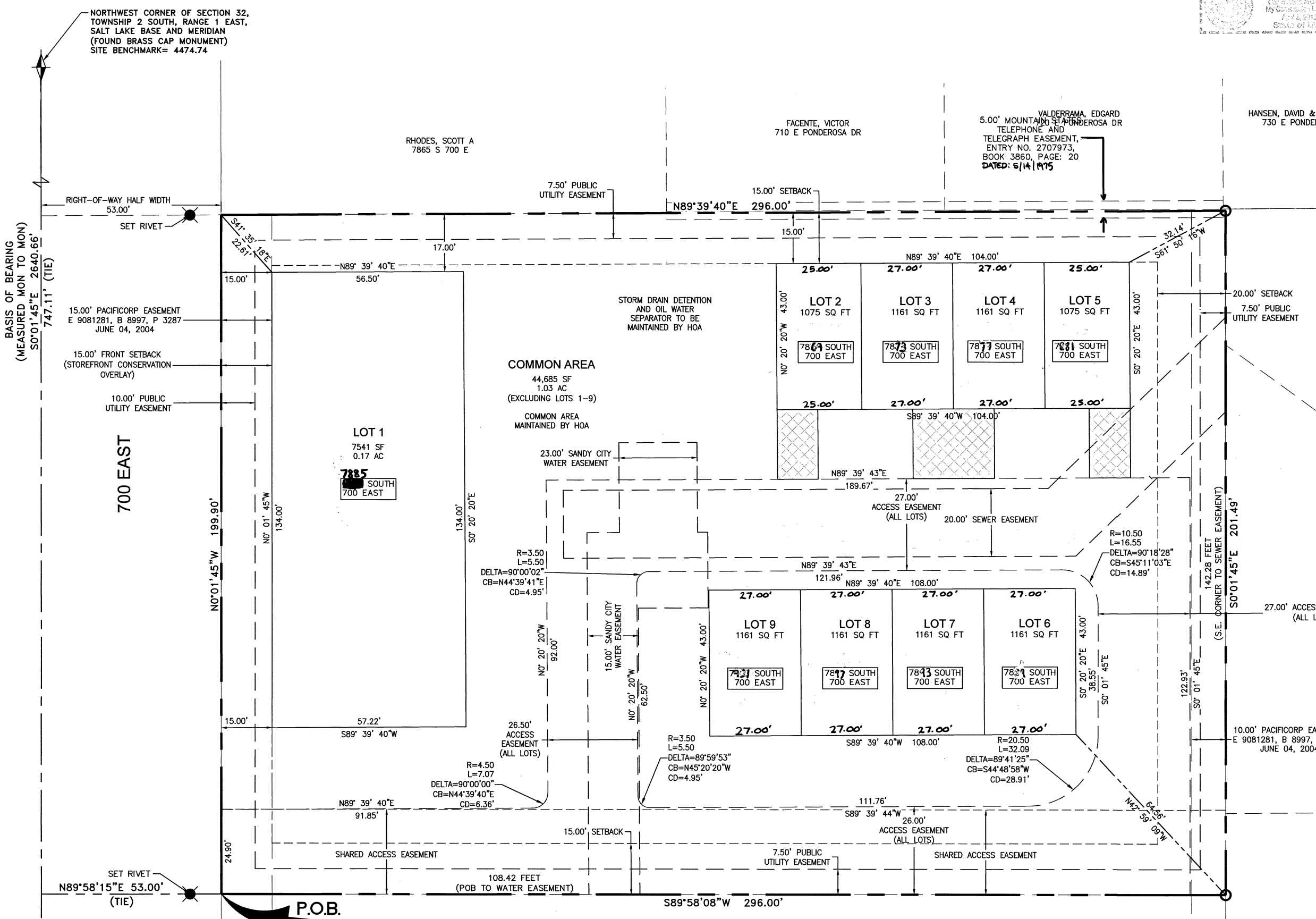
*Tom J. Dolan*  
MAYOR, SANDY CITY  
Attest: SANDY CITY RECORDER, Debra

**WATER EASEMENT DESCRIPTION:**

BEGINNING AT A POINT SOUTH 00°01'45" EAST 747.11 FEET ALONG THE SECTION LINE AND NORTH 89°58'15" EAST 53.00 FEET AND NORTH 89°58'08" EAST 108.42 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°20'20" WEST 108.48 FEET; THENCE NORTH 89°39'44" EAST 9.57 FEET; THENCE NORTH 00°20'16" WEST 26.45 FEET; THENCE NORTH 89°39'44" EAST 23.00 FEET; THENCE SOUTH 00°20'16" EAST 22.26 FEET; THENCE NORTH 89°39'43" EAST 142.95 FEET; THENCE NORTH 45°59'26" EAST 72.53 FEET; THENCE SOUTH 00°01'45" EAST 27.79 FEET TO THE POINT OF BEGINNING.

**SEWER EASEMENT DESCRIPTION:**

BEGINNING AT A POINT SOUTH 00°01'45" EAST 747.11 FEET ALONG THE SECTION LINE AND NORTH 89°58'15" EAST 53.00 FEET AND NORTH 89°58'08" EAST 296.00 FEET AND NORTH 00°01'45" WEST 142.28 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°20'20" WEST 108.48 FEET; THENCE NORTH 89°39'44" EAST 9.57 FEET; THENCE NORTH 00°20'16" WEST 26.45 FEET; THENCE NORTH 89°39'44" EAST 23.00 FEET; THENCE SOUTH 00°20'16" EAST 22.26 FEET; THENCE NORTH 89°39'43" EAST 142.95 FEET; THENCE NORTH 45°59'26" EAST 72.53 FEET; THENCE SOUTH 00°01'45" EAST 27.79 FEET TO THE POINT OF BEGINNING.



**ROCKY MOUNTAIN POWER**  
APPROVED THIS 14 DAY OF June A.D. 2017

*Brad Hill*  
ROCKY MOUNTAIN POWER

**COMCAST CABLE**  
APPROVED THIS 15 DAY OF June A.D. 2017

*Mark Richards*  
COMCAST CABLE

**CENTURY LINK**  
APPROVED THIS 15 DAY OF June A.D. 2017

*Bob Inub*  
CENTURY LINK

**QUESTAR GAS**  
APPROVED THIS 15 DAY OF June A.D. 2017

*Shirley E. Edrudge*  
QUESTAR GAS

**PARKS AND RECREATION**  
APPROVED THIS 19th DAY OF June A.D. 2017

*Dej Mele*  
REPRESENTATIVE

**PLANNING COMMISSION**  
APPROVED THIS 6 DAY OF JULY A.D. 2017 BY THE SANDY CITY PLANNING COMMISSION.

*Debra*  
SANDY CITY PLANNING COMMISSION CHAIR

**SALT LAKE COUNTY HEALTH DEPARTMENT**  
APPROVED THIS 20 DAY OF June A.D. 2017

*Shirley Edrudge*  
REPRESENTATIVE

**PUBLIC UTILITIES**  
APPROVED THIS 7th DAY OF Aug A.D. 2017 BY THE PUBLIC UTILITIES DEPT.

*Bob Inub*  
ENGINEERING MANAGER

**MID VALLEY IMPROVEMENT DISTRICT**  
APPROVED THIS 15th DAY OF June A.D. 2017

*Shirley Edrudge*  
MANAGER

**CITY ENGINEER**  
APPROVED THIS 29th DAY OF August A.D. 2017

*Peter King*  
SANDY CITY ENGINEER

**CITY ATTORNEY**  
APPROVED THIS 15th DAY OF Sept. A.D. 2017

*Janice Nelson*  
SANDY CITY ATTORNEY

**CITY MAYOR**  
PRESENTED TO SANDY THIS 19 DAY OF September, A.D. 2017

*Tom J. Dolan*  
MAYOR, SANDY CITY  
Attest: SANDY CITY RECORDER, Debra

**BOUNDARY DESCRIPTION**

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARING BEING SOUTH 00°01'45" EAST 2640.25 FEET (APP) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32.

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 700 EAST STREET, SAID POINT LYING SOUTH 00°01'45" EAST 747.11 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND NORTH 89°58'15" EAST 53.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32; AND TRAVERSING THENCE NORTH 00°01'45" WEST 199.90 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°39'40" EAST 296.00 FEET; THENCE SOUTH 00°01'45" EAST 201.49 FEET; THENCE SOUTH 89°58'08" WEST 296.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 59,405 SF OR 1.364 ACRES, MORE OR LESS, AND 9 LOTS

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°01'45" EAST FROM THE FOUND NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE FOUND WEST QUARTER CORNER OF SAID SECTION 32.

**GENERAL NOTES**

**LEGEND**

- FOUND SECTION CORNER
- FOUND MONUMENT
- 5/8 REBAR AND CAP PROPERTY BOUNDARY (WILDING ENGINEERING)
- SET RIVET
- ADJACENT PROPERTY / ROW LINE
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- LIMITED COMMON AREA

**OWNER'S DEDICATION**

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

**IOP SERVICES SUBDIVISION**

DO HEREBY DEDICATE, AS PUBLIC UTILITY, SEWER, WATER, AND STORM DRAIN EASEMENTS, AND FOR THE PERPETUAL USE OF THE PUBLIC AS ACCESS, THE PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR SUCH USES. IN WITNESS WHEREOF WE HAVE HERETO SIGNED THIS DEED, THIS 21st DAY OF August, A.D. 2017.

BY: *Mark Richards* (Manager)  
BY: *Shari Cheney* (Vice President)

**LLC ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 21st DAY OF August, A.D. 2017 PERSONALLY APPEARED BEFORE ME, MARK RICHARDS WHO BEING BY ME DULY SWORN DID SAY THAT (SHE IS THE MANAGER OF IOP SERVICES LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS DULY AUTHORIZED BY THE LIMITED LIABILITY COMPANY AT A LAWFUL MEETING HELD BY AUTHORITY OF ITS OPERATING AGREEMENT, AND DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

*Shari Cheney*  
IOP SERVICES LLC  
COMMISSION NUMBER 681304  
MY COMMISSION EXPIRES: 02/10/2019

**LLC ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE

ON THE 14 DAY OF September, A.D. 2017 PERSONALLY APPEARED BEFORE ME, MARK RICHARDS WHO BEING BY ME DULY SWORN DID SAY THAT (SHE IS THE MANAGER OF IOP SERVICES LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS DULY AUTHORIZED BY THE LIMITED LIABILITY COMPANY AT A LAWFUL MEETING HELD BY AUTHORITY OF ITS OPERATING AGREEMENT, AND DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

*Shari Cheney*  
IOP SERVICES LLC  
COMMISSION NUMBER 681304  
MY COMMISSION EXPIRES: 4/13/19

**IOP SERVICES SUBDIVISION**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

**RECORDER'S OFFICE 12632614**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF *MARK RICHARDS*

DATE: 10-9-2017 11:47AM  
BOOK: 2017P PAGE: 275

FEE: \$ 40.00

*Debra*  
SALT LAKE COUNTY RECORDER

22-32-11 22-32-102-052

# 40 02 2017P-275