VACATING & AMENDING LOTS 25,26,27,28 WARE SUBDIVISION #1 LOCATED IN THE SE 1/4 OF SECTION 32, T2S, R1E, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH August 2021

S89\*59'10"E 285.43

8546 S

8554 S

8562 S \$89\*59\*10\*1 126.71\*

8574 S



FIERO, AARON J; JT ET AL

(IN FEET) 1 inch = 40 ft.



LAND SURVEYOR CERTIFICATE NO. 18339

08|18|2021

#### BOUNDARY DESCRIPTION

SURVEYOR'S CERTIFICATE Livera, J. Wood, do browley carefy, that I am a Profusional Land Gueyreys, and that I hald Curificates, the SL399's inacconders with Tile St. Queen Ze of U table State Code. I further carefyl by sutherity of the owner(s) that I have completed a Survey of the property described on this Plair in accordance with Sections 172-131' of and Code, have verified all measurements, and have sudshifted and struct with Sections 172-131' of and Code, have verified all measurements and have sudshifted and struct SUBDIVOSS, and the same has, or will be correctly surveyed and measuremented on the ground as shown on this Plair, and that the Plair is tree and correct.

A parcel of land being three entire tracts described in that Special Warranty Deed, recorded at Entry No. 13641559, in Book 11162, on Page 7402 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast quarter of Section 32, Township 2 south, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

A portion of the SE1/4 of Section 32, Township 2 South, Range 1 East, Salt Lake Base and

A portion of the SE144 of Section 32, Township 2 south, Range 1 East, Sait Lake Base and Meridian, Sandy (Cv), thin, new genticularly described an follow: a call West line of Feptings at a point on the North line of 8600 South Street and West line of Feptings are a point on the North line of 8600 South Street and West line of Feptings are southern than the Section 12, TSE, 18, EBAS, thesee NSP979/1974 May the North line of 8600 South Street 410.45 feet to the Southeast Corner of Lot 201, HAKYARD PARK NO. 2, according to the Official Part Interfer croeded Norwesher 17, 1973 and Early No. 2709/21 in Book used to the Southeast Corner of Lot 201, HAKYARD PARK NO. 2, which was also shown that the Section 12, 1974 and 1

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH. TO BE HEREAFTER KNOWN AS

#### PEBBLE HILLS ESTATES SUBDIVISION

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC LITILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HERERY CONVEY 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 SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OFERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED FOR THOSE EASEMENTS AS SHOWN HEREON.

In witness whereof, JWE have hereunto set my/our hand(s) this  $\underline{\bf 27}$  day of  $\underline{\bf August}$  a.d. 20  $\underline{\bf 21}$ 

# Ruell Hain LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH S.S. COUNTY OF SALT LAKE

ON THE 27 DAY PAGEST TO SELECT THE SELECT TH

MY COMMISSION EXPIRES: SEPTEMBER 15, 2022



A NOTARY PUBLIC COMMISSIONED UTAH RESIDING IN SACT UNKE



No. HAYLEY DAWN PRATT

PRINTED FULL NAME OF

### PEBBLE HILLS ESTATES SUBDIVISION VACATING & AMENDING LOTS 25,26,27,28 WARE SUBDIVISION #1

LOCATED IN THE SE 1/4 OF SECTION 32, T2S, R1E, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED# 13797445
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: RUSSEN HART'S

DATE: 10115121 TIME: 11:11 AM BOOK: 20217 PAGE: 258 Lamelan Deputy \$78.00

PEBBLE HILLS ESTATES SUBDIVISION

N0°10'10\*E

8557 S

SOF PUE & W.L. Ease

8577 S

8543 S

S89°59'10"E 125.00'

7960 sqft 8558 S

8564 S

WATER METER EASEMENT

8578 S

AREA HEREBY DEDICATED TO41.0' ROW TO SANDY CITY AS RIGHT OF
CENTERLINE WAY FOR PUBLIC AND
UTILITY USES.

\$889-5910\*E 254.5¢ CONTAINS \$14 SQFT

BASIS OF BEARING: N89\*59'10"W 2650.48"

ISO PUE VILLEOSE

VICINITY MAP

LEGEND

SECTION MONUMENT (FOUND STREET MONUMENT (TO BE SET)

BOUNDARY MARKERS

OR BUILDINGS ALLOWED)

O. Lin. (114.1:tu Facoment / Water Line Easement

THE	W.L. Ease. Public Utility Easement				Sement /	Seater Fille menter.		
Curve Table						Line Table		
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	LINE	DIRECTION	LENGTI
CI	20.00	89°50'40"	31.36	\$45°05'30"W	28.25	(L1)	S89°49'50"E	25.70
C2	20.00	9"50"35"	3.44	S04°45'07"E	3.43	(L2)	S00°27'01"W	16.04
C3	61.00	52°37"14"	56.02	S26°17'45"E	54.07	(L3)	S89°49'50"E	25.78
C4	20.00	42*55'57"	14.99	S31°08'24"E	14.64	(L4)	N00°15'42"E	10.05
C5	61.00	48"52"50"	52.04	\$24°27'17"W	50.48	(L5)	S00°00′50°W	5.96
C6	61.00	41°16'28"	43.94	S69°31'56"W	43.00	(L6)	\$89°59'10"E	25.78
C7	61.00	45°14'01"	48.16	N67*12'50*W	46.92	0.70	N00°00'50'E	10.00
C8	61.00	47°26'05"	50.50	N20°52'47"W	49.07	-		
C9	20.00	52°46'32"	18.42	N26°33'26*E	17.78	(L8)	N00°10′07°E	10.00
C10	61.00	50*06'27"	53.35	N27°53'29*E	51.66	(L9)	N00°00′50″E	10.00
C11	20.00	90"09"20"	31.47	N44°54'30"W	28.32	(L10)	S89°59'10"E	25.75
C12	20.00	89°50'40"	31.36	S45°05'30"W	28.25	(L11)	S89°59'11"E	25.75
ZAMIDAV	CITY CE	ATERAT E	LATMOT	ES AND NOTE TO	BUIDCHACEBO	(L12)	\$89°59′10″E	25.78

T CIT O'ENERAL FLAT NOTES AND NOTE TO FORCHASEAS

EQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF

US STIPDUVISION AND DEVEL OPMENT ON FACTOR OF THE LOTS

(L13) \$60°00'50"W 10.00

INC PERMITS CHETTER OF SOCIETARY MAY NOT BE INSIGHT CELETAR INSPORTATION IN LAW RESENT STATEMENT AND THE STATEMENT OF SOCIETARY STATEMENT AND THE STATEMENT OF SOCIETARY SOCIETARY STATEMENT OF SOCIETARY S

EASINGST ALONG THE PROTECTION OF LOTS 11-14 AS WILL AS 600 DOUTS.

REQUIREMENTS AND CONCEPTIONS SET DESCRIPTION FOR THE AS WILL AS 600 DOUTS.

REQUIREMENTS AND CONCEPTION SET DESCRIPTION FOR THE AS OF THE A

NO THE WAS THE PRAINAGE NOTES

NO BRITWAY SHALL BIC CONSTRUCTED SO AS TO CONVEY STORM WATER OFF TOWARD ANY BUILDING.

LOT 14 SE RIQUIRED TO BETAIN ALL STORM WATER ON SITE (EXCEPT FOR PORTION OF BUYEWAY THAT D BALANS DIRECTLY TO THE STREET) DUBING AFTER CONSTRUCTION. THE WILL BE ACCOMPLISTED BY USE OF A STRENGWING WAS THE HOMBOWNER OF LOT 14 IS RESTORMENT OF MARTAIN

N STAGE. I THE BY AND EVENT OF LOT 14 IS RESPONSIBLE TO MAINTAIN STOOM AND AT AN ATTEMPT OF THE ANGEL STATE OF THE ANGEL STATE

SANDY CITY MAYOR

SOUTH 1/4 CORNER OF

2.5" SALT LAKE COUNTY FLAT BRASS MONUMENT

SECTION 32, T2S, R1E, SLB&M

Paul Biering 8/25/21 CENTURY LINK

Aula (1-Walost 8/25/2021

ROCKY MOUNTAIN BOWER DATE

DOMINION ENERGY

DATE

8-25-321

DOMINION ENERGY

DATE SANDY CITY RECORDER 8.25.21

PREPARED FOR: CASTLEWOOD DEVELOPMENT 6900 S 900 E Suite 130, Salt Lake City, UT 84047 Russel Harris (801) 208-4000

SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS 24 DAY OF AUG. A.D. 20 21.

COTTONWOOD IMPROVEMENT DISTRICT APPROVED THIS 334 DAY OF Gugny B. TH

208 JONES, BRADEN 22-32-453-015

201 TBJ UTAH HOLDINGS LLC 22-32-453-624

SANDY CITY PARKS AND REC. APPROVED THIS 8th DAY OF Sep+ca6er, A.D. 2021 Dof melin

(PUBLIC R.O.W.) S89°59'10"E 155.89'

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.



SALT LAKE COUNTY HEALTH DEPT. APPROVED THIS 25 DAY OF August , A.D. 20 21 Rick Sedbetter

SANDY CITY ATTORNEY APPROVED AS TO FORM THIS 16th DAY OF SEPTEMBER . A.D. 2024. Daney Slcon

September A.D. 2021 HAIR LE STALL

RECORD OF SURVEY

SOUTHEAST CORNER OF SECTION 32, T2S, R1E, SLB&M 2.5" SALT LAKE COUNTY FLAT BRASS MONUMENT

COUNTY SURVEYOR REVIEWER DATE PLANNING COMMISSION

EASEMENT APPROVAL

SANDY CITY ENGINEER

S2020-12-0983