SCHNEITER SUBDIVISION NO.3 do hereby certify that I am a Licensed Land Surveyor; and that I hold Certificate as prescribed under 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 shown on this plat and described below, and have subdivided said tract of land and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances LOCATED IN THE SECTION 5 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH NORTHWEST CORNER OF SECTION ! NORTHEAST CORNER OF SECTION 5 EGINNING AT THE POINT BEING NORTH 00°00'36" WEST 35.06 FEET FROM THE SOUTHEAST CORNER OF THE WESTERLY HALF ALT LAKE BASE & MERIDIAN FOUND OWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN. FOUND SALT LAKE COUNTY BRASS F THE NORTHWEST QUARTER OF SECTION 5. TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID SALT LAKE COUNTY BRASS CAF OUTHEAST CORNER OF THE WESTERLY HALF OF THE NORTHWEST QUARTER POINT BEING SOUTH 89°52'49" EAST ALONG N 89°59'20" W 2650.20' (RECORD PER SALT LAKE COUNTY AREA REFERENCE PLAT) CAP MONUMENT (RING & LID). N 89°58'26" E 2650.57' (MEASURED HE SECTION LINE 1311.78 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, SAID WEST QUARTER CORNER BEING SOUTH 08°24'25" EAST 75.02 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF 9000 NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT N 89°59'01" W 2634.18' (RECORD PER SALT LAKE COUNTY AREA REFERENCE PLAT N 89°58'17" E 2635.45' (MEASURED) GHT OF WAY AS RECORDED IN BOOK 1072 AT PAGE 117 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE COUNTY BRASS CAP MONUMENT (RING & LID) OUTH 76°31'00" EAST ALONG SAID SOUTHERLY LINE 930.86 FEET TO A POINT ON THE MIDVALE CITY PARCEL ACCORDING T LEGEND ARRANTY DEED RECORDED IN BOOK 9946 AT PAGE 9862 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE OUTHERLY ALONG SAID PARCEL THE FOLLOWING (5) COURSES: (1) SOUTH 09°35'00" WEST 195.09 FEET, (2) SOUTH 13°35'00 EXISTING STREET MONUMENT WEST 101.55 FEET, (3) SOUTH 14°28'31" WEST 199.66 FEET, (4) SOUTH 43.84 FEET, (5) EAST 185.71 FEET TO A POINT ON THE ESTERLY LINE OF QUARRY BEND SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER This map is provided solely for the purpose of SECTION CORNER ENSIGN ENG. THENCE SOUTH 00°05'14" WEST ALONG SAID WESTERLY LINE 160.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WA LAND SURV. LINE OF 9000 SOUTH STREET PER THE EASTERLY RIGHT OF WAY LINE PROJECTION ACCORDING TO SAID QUARRY BEND SET 5/8" REBAR WITH YELLOW assisting in locating the property and Cottonwood SUBDIVISION, SAID POINT ALSO BEING ON THE ARC OF A 769.20 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." HROUGH A CENTRAL ANGLE OF 13°50'53" A DISTANCE OF 185.91 FEET (CHORD BEARS NORTH 47°35'19" WEST 185.46 FEET Title Insurance Agency, Inc. assumes no liability O A POINT ON SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 89°52'49" WEST NORTH PARCEL for variation, if any, with any actual survey. EASEMENT LINE ANGENT RADIUS TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°01'55" A DISTANCE OF 220.29 FEET (CHORD BEARS NORTH 80°30'17" WEST 219.28 FEET), (2) SOUTH 89°58'46" WEST 269.05 FEET TO THE POINT OF BEGINNING. PROPOSED FIRE HYDRAN ONTAINS: 852,198 SQ. FT. OR 19.564 ACRES OR 2 LOTS PROPOSED STREET LIGHT 30% SLOPE OR GREATER AREA REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION R=1130.00' AND DEVELOPMENT ON EACH OF THE LOTS L=157.93' MPROVEMENTS HAVE BEEN INSTALLED CB=N 24°16'02" [CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING ECORDER; THENCE NORTH 83°43'24" WEST ALONG SAID NORTHERLY LINE 183.99 FEET TO A POINT ON THE WESTERLY LINE NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM 4 FEET AWAY FROM BACK OF CURB AND EITHER 1,154,000 sq.ft. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES 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. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE HE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY HE ARC OF A 1130.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC O CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-4-12-2294) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'23" A DISTANCE OF 306.81 FEET (CHORD BEARS NORTH 20°29'35" EAS' 305.87 FEET) TO A POINT ON THE EASTERLY LINE EXTENSION OF GLASSEY SUBDIVISION, AS RECORDED WITH THE OFFICE OF FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY N 83°43'24" W BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF EET; THENCE SOUTH 62°00'41" EAST 794.08 FEET; THENCE NORTH 27°59'19" EAST 445.00 FEET; THENCE NORTH 62°00'41" -N 76°31'00" W D=6°00'00 "NEST 234.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PEBBLE HILLS DRIVE; THENCE NORTH 27°59'19 [」]R=2141.91′ AST ALONG SAID EASTERLY RIGHT OF WAY LINE 45.92 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PEBBLE HILLS #1 9,223 sq.ft. -SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING (2) COURSES: (1) SOUTH 62°01'34" EAST L=224.30' 0.212 acres 135.24 FEET, (2) NORTH 89°58'26" EAST 390.79 FEET TO THE POINT OF BEGINNING. D=1°15'07" NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30% OR CB=N 79°31'00" W CONTAINS: 1,183,881 SQ. FT. OR 27.178 ACRES OR 1 LOT R=5757.83' GREATER SLOPE AREAS, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER. C=224.20' NO SINGLE FAMILY DWELLING STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN AN L=125.82' AVERAGE 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET, FROM ANY 30% OR GREATER CB=N 83°08'32" W C=125.82' THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE FOR THE HILLSIDE AREA OF THIS 594.342 sa.ft LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS, AS REQUIRED BY THE ALL BUILDING OR POOL PLACEMENT PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMI ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET OUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH KARÉN F. WHITE A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT. P.L.S. 191326 ND MAINTAINED BY THE SAME OWNER. SUBJECT PROPERTY IS AFFECTED BY A EASEMENT IN FAVOR OF UTAH POWER COMPANY, EAST 185.71 QUARRY BEND DRIVE OWNER'S DEDICATION Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be SCHNEITER SUBDIVISION NO.3 - MONUMENT WITH RING & LID N 08°23'25" W 75.017' (RECORD PER SALT 9000 SOUTH STREET do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. LAKE COUNTY AREA REFERENCE PLAT & N 08°24'25" W 75.02' (CALCULATED) n witness whereof I / we have hereunto set my / our hand (s) this ________ day of _______ o hun Johnell S 89°58'46" W 269.05' S 89°52'49" E 2623.88' (CALCULATED) N 89°52'49" W 260.5° WEST QUARTER CORNER OF SECTION 5, EAST QUARTER CORNER OF SECTION 5, CENTER OF SECTION 5. R=663.20' -POINT OF BEGINNING WINSHIP 3 SOUTH RANGE 1 FAST FOWNSHIP 3 SOUTH. RANGE 1 EAST SALT LAKE BASE & MERIDIAN. SALT LAKE SCHNEITER SOUTH PARCEL SALT LAKE BASE & MERIDIAN. FOUND EAST, SALT LAKE BASE & L=220.29' 34.39' COUNTY MONUMENT (NOT FOUND) SALT LAKE COUNTY BRASS CAP --N 0°00'36" W D=13°50'53" MONUMENT (RING & LID). CB=N 80°30'17" W (NOT FOUND) BRIANT MARK BRUNISHOL R=769.20' `─`\$ 0°05'14" W C=219.28' L=185.91' 160.09" HORIZONTAL GRAPHIC SCALE Comm. No. 60380 i CB=N 47°35'19" W Wy Comm. Expires Jan 4 20 C=185.46' LIMITED PARTNERSHIP ACKNOWLEDGMENT STATE OF UTAH }S.S. Elisabeth God Prey, Stephen Schneiter County of Salt Lake HORZ: 1 inch = 150ft On the 27 day of November A.D., 20 2012 Joann Schneiter, Gary Schneiter - FOUND BRASS CAP MONUMENT personally appeared before me, the undersigned Notary Public, in and for said County of Solf Lake Utah, who after being duly sworn, acknowledged to me that He/She is the Authorized Agents SHEET 1 OF 3 WITH RING & LID S 29°33'10" E 44.81' (RECORD S 89°12'10" E 2634.53' (RECORD PER SALT LAKE COUNTY AREA REFERNCE PLAT) S 89°14'05" E 2634.51' (MEASURED) PROJECT NUMBER: 5425B PER SALT LAKE COUNTY ARP) imited Partnership and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Partnership for the S 89°21'10" E 2640.00' (R PER AREA REFERENCE PLAT) S 89°22'46" E 2640.11' (M) surposes therein mentioned and acknowledged to me that said Limited Partnership executed the same. MANAGER: RQE S 89°55'01" W 2612.17' (CALCULATED) SOUTH QUARTER CORNER OF SECTION 5 SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST, MY COMMISSION EXPIRES: 1/4/2015 DRAWN BY: KFW OWNSHIP 3 SOUTH, RANGE 1 FAST, SAL $oldsymbol{V}$ SOUTHWEST CORNER OF SECTION 5, LAKE BASE & MERIDIAN. FOUND SALT LAKE TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT SALT LAKE BASE & MERIDIAN (RING & LID) RESIDING IN Salthyke CHECKED BY: PMH COUNTY BRASS CAP MONUMENT (RING & LID) LAKE BASE & MERIDIAN, SALT LAKE DATE: 11/26/12 SURVEY RECORDING DATA DATE 11-00 **CITY ENGINEER APPROVAL** ILEC COMMUNICATIONS, LLC / SCHNEITER SUBDIVISION NO. 3 ROCKY MOUNTAIN POWER NOTE: SALT LAKE CITY LAYTON UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND Phone: 801.547.110 AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE APPROVED THIS ZZ DAY OF Nous make 20 1 Z. Suite 500 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, TOOELE Sandy, UT 84070 EASEMENTS, QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES BY THE SANDY CITY ENGINEER. LOCATED IN THE SECTION 5, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS Phone: 801.255.0529 Phone:435.843.3590 NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE Fax: 801.255.4449 LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN **CEDAR CITY** OT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY Phone:435.865.1453 REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT WWW.ENSIGNUTAH.COM SANDY CITY, SALT LAKE COUNTY, UTAH SKY VENTURES WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR SANDY CITY ENGINEER QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532. dba SATELLITE SKY, INC. WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. SALT LAKE VALLEY RECORDED # //526728 **CITY ATTORNEY'S APPROVAL** CITY MAYOR APPROVAL SANDY SUBURBAN IMPROVEMENT DISTRICT PUBLIC UTILITIES DEPARTMENT APPROVAL CITY PARKS & RECREATION APPROVAL **HEALTH DEPARTMENT APPROVAL** PLANNING COMMISSION APPROVAL APPROVED AS TO FORM THIS DAY OF DAY OF LZ, BY THE SAN, ATTORNEY. STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE APPROVED THIS 28 DAY OF NOV APPROVED THIS 27 TH DAY OF November, 20 APPROVED THIS 27 DAY OF Novembel, 20 , 2 BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT. APPROVED THIS Z DAY OF NOVEMBER , 20 20 5 REQUEST OF: NATIONAL TITLE AGENCY L BY THE SALT LAKE VALLEY HEALTH DEPARTMENT. BY THE SANDY SUBURBAN IMPROVEMENT DISTRICT. BY THE SANDY CITY PLANNING COMMISSION. DATE: 1/30/2012 TIME: 3:27.P.M.// BOOK: 2012P angelin totalent ste Jenny Roberts FEE\$ DEPUTY SALT LAKE COUNTY RECORDER SÅNDY SUBURBAN IMPROVEMENT DISTRICT, MANAGER SANDY CITY ATTORNEY CHAIR, SANDY CITY PLANNING COMMISSION SALT LAKE VALLEY HEALTH DEPARTMENT SANDY CITY PUBLIC UTILITIES, ENGINEERING MANAGER SANDY CITY PARKS & RECREATION DEPARTMENT 28-05-251-017-4001,4002 \$93,00



