

**Sandy City General Plot Notes & Notice to Purchasers:**

- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
- Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
- Certain measures are required to control blowing soil and sand during construction on a lot.
- No trees shall be planted in the public park strip less than 8 feet wide. Centerline of tree(s) shall be planted a minimum of 4 feet away from back of curb and edge of sidewalk.
- 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.
- All roadways that are not private roads (if any) are dedicated to Sandy City as right of way (R.O.W.) for public use.

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-06-19-5681) as such files exist as of the date of the recording of the plat, the Conditions of 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.

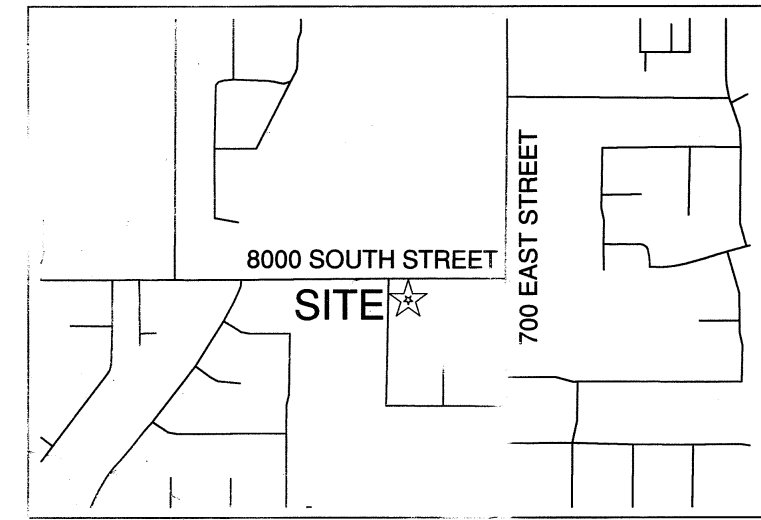
NOTE: H.O.A. IS RESPONSIBLE TO MAINTAIN STORM WATER RETENTION FACILITIES ANNUALLY. COMPLETE ANNUAL INSPECTION OF STORM DRAIN FACILITIES USING THE INSPECTION REPORT SANDY CITY PUBLIC UTILITIES STANDARD FORM.

LINE TABLE		CURVE TABLE	
#	BEARING & DIST.	#	RADIUS LENGTH CHORD
L1	N89°58'35"E 59.31'	C1	23.00' 36.13" N44°58'35"E 32.53'
L2	N00°01'24"W 77.24'	C2	23.00' 30.56" S76°14'45"E 30.57'
L3	N89°58'36"E 33.00'		
L4	S00°01'24"E 73.55'		
L5	S00°01'24"E 5.00'		
L6	S00°03'01"W 3.71'		
L7	NORTH 8.39'		
L8	EAST 22.14'		
L9	S00°01'25"E 47.02'		
L10	S00°01'25"E 159.53'		
L11	N00°01'25"W 38.00'		

- LEGEND**
- ☼ DENOTES STREET LIGHTS TO BE INSTALLED
  - ⦿ DENOTES FIRE HYDRANTS TO BE INSTALLED
  - ⦿ SET 5/8" x 24" REBAR W/ PLASTIC CAP STAMPED "LS 295720"
  - ◆ DENOTES SECTION CORNERS

- ▨ DENOTES PRIVATE OWNERSHIP
- ▨ LIMITED COMMON  
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND PRIVATE AREAS.
- ▨ COMMON  
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND NOT HATCHED AS PRIVATE OR LIMITED COMMON.
- ▨ PRIVATE RIGHT OF WAY, SEWER EASEMENT, WATERLINE EASEMENT
- ▨ DEDICATED AS RIGHT OF WAY TO SANDY CITY FOR PUBLIC AND UTILITY USE.
- ▨ P.U.E., DRAINAGE & WATER EASEMENTS
- ▨ PROPERTY LINES OR PRIVATE R.O.W. LINES
- ▨ RIGHT OF WAY LINE
- ▨ SUBDIVISION BOUNDARY LINE

**VICINITY MAP**



DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURE, SCOPE, SERVICE, FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED BY DOMINION ENERGY  
Date: February 19, 2021

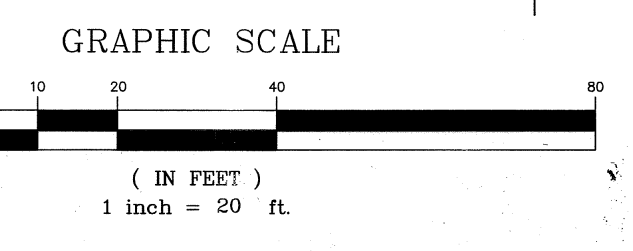
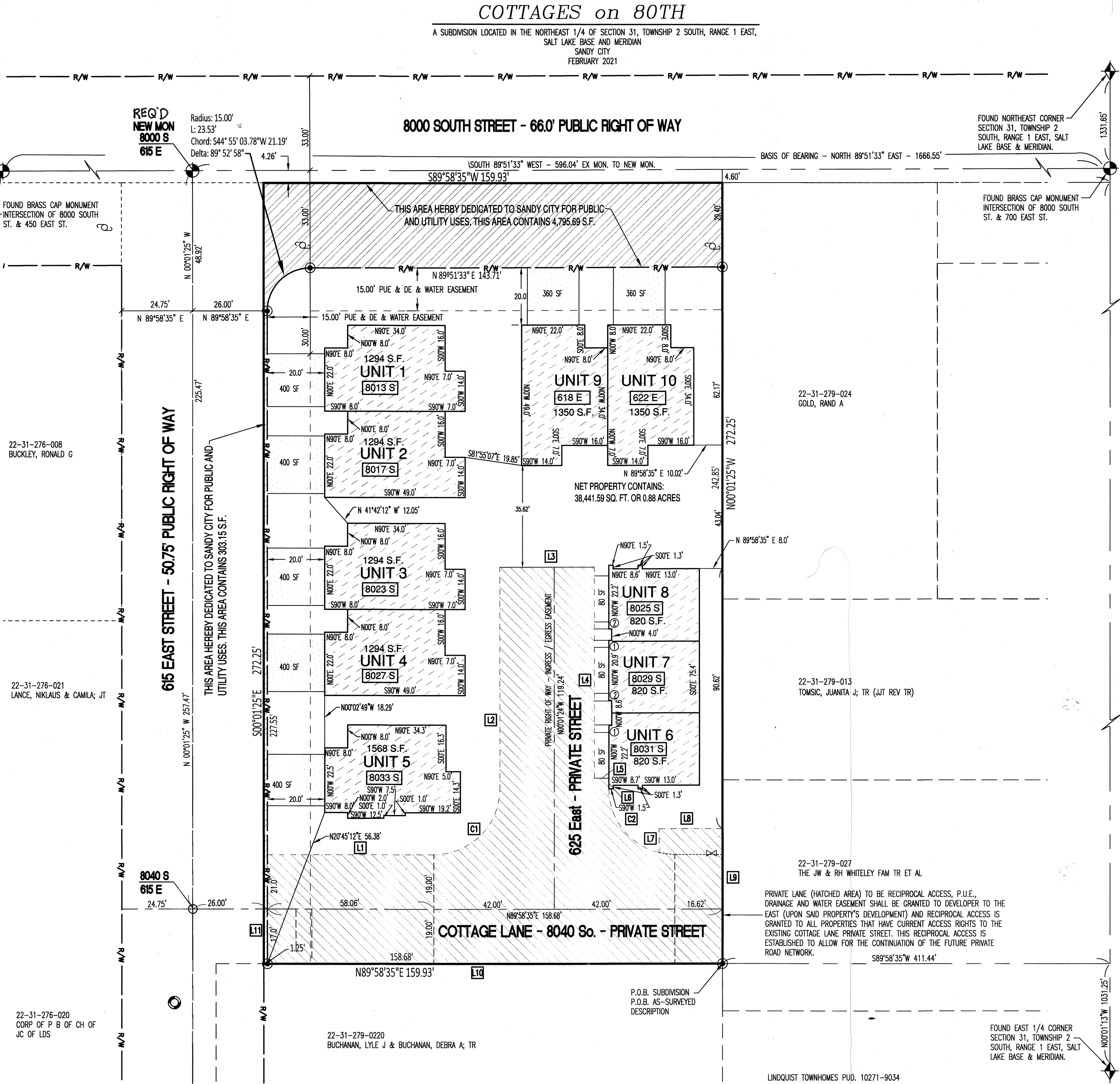
ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURE, SCOPE, SERVICE, FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3800.

APPROVED BY ROCKY MOUNTAIN POWER  
Date: 2-19-2021

APPROVED BY MIDVALLEY IMPROVEMENT DISTRICT  
Date: 2-22-21

APPROVED BY CENTURYLINK  
Date: 2-19-21

APPROVED BY COMCAST  
Date: 2-23-21



PLAT PREPARED BY:  
**PETERSON ENGINEERING**  
400 WEST 7107 SOUTH SUITE No. 1  
MIDVALE, UTAH 84047  
(801) 256-3503

SALT LAKE COUNTY SURVEYOR  
ROS# S2019-04-0226  
ROS# S2015-02-0100

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

SANDY CITY PARKS & REC  
APPROVED THIS 3<sup>rd</sup> DAY OF March A.D. 2021.

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

DEVELOPER  
**FERRAN CONSTRUCTION**  
TROY FERRAN  
PH 801-446-3532  
11316 South Beekstead Lane  
South Jordan, UT 84095

PLANNING COMMISSION  
APPROVED THIS March 2<sup>nd</sup> DAY OF March A.D. 2021

CHAIRMAN, SANDY CITY PLANNING COMMISSION  
Cam Owen

SALT LAKE COUNTY HEALTH DEPT.  
APPROVED THIS 24 DAY OF February A.D. 2021.

SALT LAKE COUNTY HEALTH DEPARTMENT  
Olivera

SANDY CITY PUBLIC UTILITIES DEPT.  
APPROVED THIS 24<sup>th</sup> DAY OF March A.D. 2021.

ENGINEERING MANAGER  
Tom Sealey

CITY ENGINEER  
APPROVED THIS 26<sup>th</sup> DAY OF February A.D. 2021.

SANDY CITY ENGINEER  
Peggy Kemp

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 19<sup>th</sup> DAY OF March A.D. 2021.

SANDY CITY ATTORNEY  
Daniel DeLeon

RECORDED # 13623405  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Sandy City  
DATE 04/15/21 TIME 12:51 PM BOOK 2021R PAGE 83

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**COTTAGES on 80TH**

A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
SANDY CITY  
FEBRUARY 2021

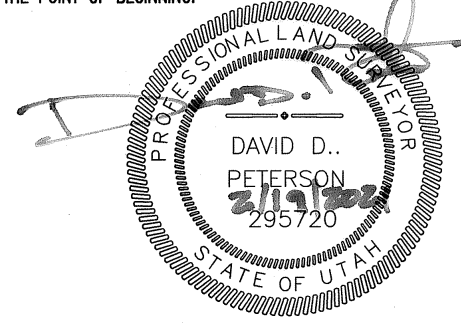
**SURVEYOR'S CERTIFICATE**

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, 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 SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS COTTAGES ON 80TH 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 THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

**DESCRIPTION**

BEGINNING AT A POINT WHICH IS NORTH 00°01'13" WEST 1031.25 FEET, AND SOUTH 89°58'35" WEST 411.44 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 00°01'25" WEST 272.25 FEET; THENCE SOUTH 89°58'35" WEST 159.93 FEET; THENCE SOUTH 00°01'25" EAST 272.25 FEET; THENCE NORTH 89°58'35" EAST 159.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43,540.94 SQ. FT. OR 0.999 ACRES OR 10 UNITS



**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

**COTTAGES on 80TH**

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 DEDICATE TO THE OWNERS OF UNITS 1-10, FOR PERPETUAL USE, ALL PRIVATELY-OWNED STREETS, AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS, AND THEIR GUESTS AND INVITEES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY 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 HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2<sup>nd</sup> DAY OF February, A.D. 2021

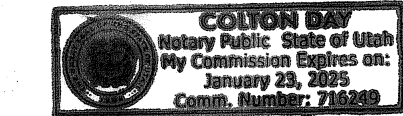
Troy Ferran  
Cottages on 80th LLC  
TROY FERRAN, MANAGING MEMBER  
AS TO UNITS 1 THROUGH 5

Robert Whitney  
CREO EQUITY, LLC  
ROBERT WHITNEY, MEMBER  
AS TO UNITS 6 THRU 10

**ACKNOWLEDGEMENT**

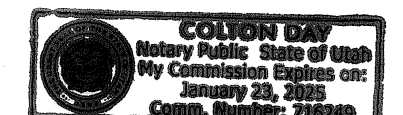
STATE OF UTAH )  
County of Salt Lake ) ss.  
On the 23 day of February, 2021, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, Troy Ferran, who, being by me duly sworn, did say that he/she is the Managing Member of Cottages on 80th LLC, a limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company, by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Commission Number 716249 Print Name Colton Day  
My Commission Expires January 23, 2025 Notary Public Signature: [Signature]  
Residing in Salt Lake County, Utah



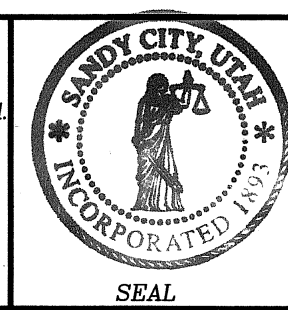
STATE OF UTAH )  
County of Salt Lake ) ss.  
On the 23 day of February, 2021, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, Robert Whitney, who, being by me duly sworn, did say that he/she is the Member of CREO EQUITY, LLC, a limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company, by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Commission Number 716249 Print Name Colton Day  
My Commission Expires January 23, 2025 Notary Public Signature: [Signature]  
Residing in Salt Lake County, Utah



**COTTAGES on 80TH**

A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



\$72.00 22-31-21 22-31-279-001.002