

THE ORCHARDS AT DIMPLE DELL

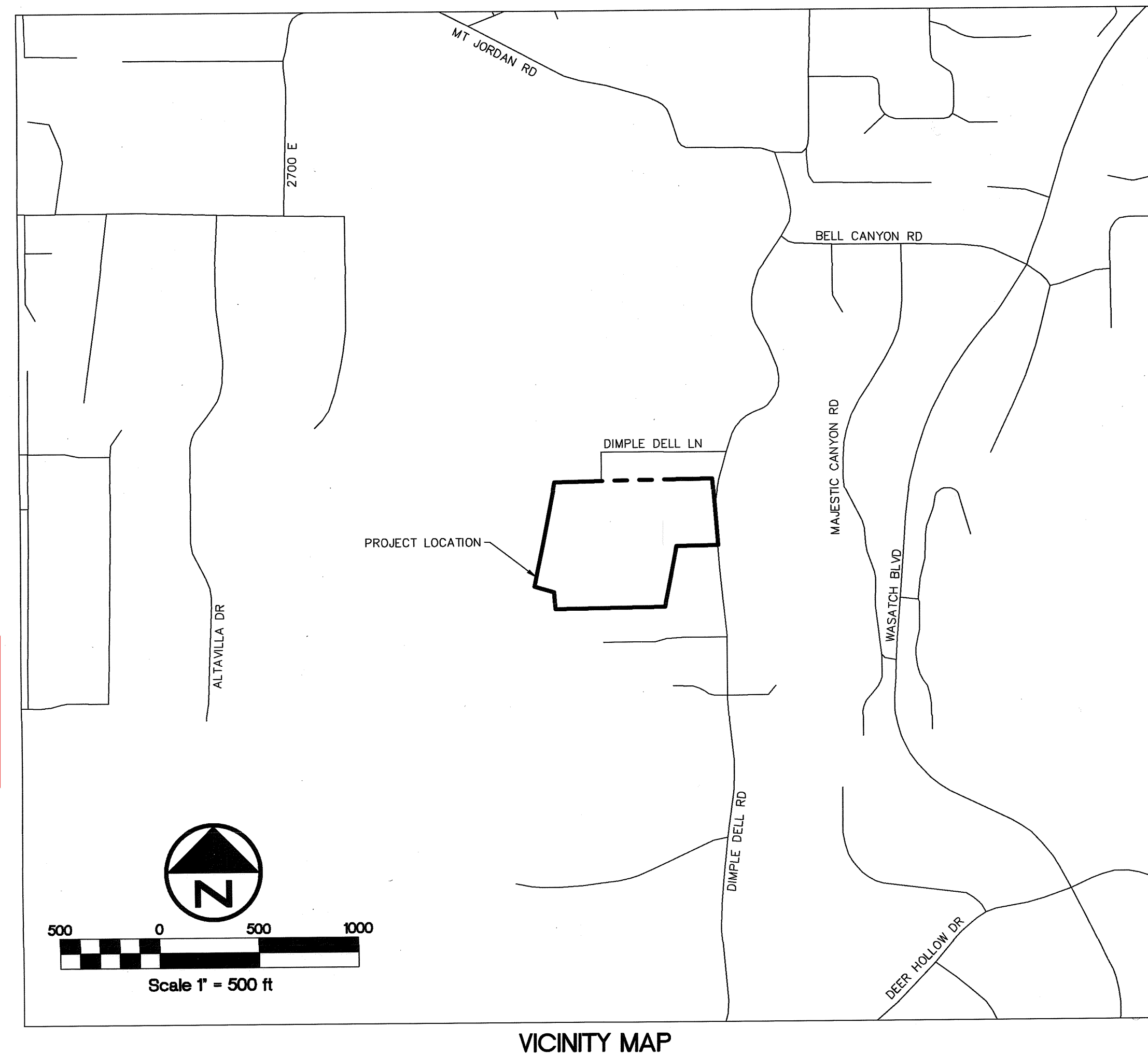
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

NOTICE TO PURCHASERS & SANDY CITY GENERAL PLAT NOTES:

- 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.
- NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO CONVEY STORM WATER RUNOFF TOWARDS ANY BUILDING.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFER TO THE RECORDED POST CONSTRUCTION AGREEMENT.
- A 5/8" x 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL BE STAMPED WITH THE SURVEY COMPANY'S NAME, OR AN ABBREVIATION THEREOF, OR THE ABBREVIATION, "P.L.S.", FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. IN LIEU OF REBAR AND CAP AT LOT FRONT CORNERS, COPPER OFF-SET PLUGS ARE TO BE PLACED IN THE TOP OF THE CURB, AT THE POINT OF INTERSECTION OF THE LOT LINE, EXTENDED, AND THE MIDDLE OF THE TOP CURB.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-3 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB02212024-006720) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THIS 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.

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.



ROCKY MOUNTAIN POWER COMPANY
PURSUANT TO UTAH CODE ANNOTATED, 54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN, PURSUANT TO UTAH CODE ANNOTATED, 17-27A-603(4)(C)(i), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY P.U.E. OF PUE ON THE PLAT), AS DESCRIBED OR SHOWN IN THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES
D. ANY OTHER PROVISION OF LAW
APPROVED THIS 5th DAY OF Nov, 2024
Neb Hamlin
ROCKY MOUNTAIN POWER REPRESENTATIVE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES, AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL 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 DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532
QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH
APPROVED THIS 5 DAY OF Nov 20 24
BY: [Signature]
TITLE: Pre Construction

All gravity flow sewer lines will be owned and maintained by Sandy Suburban Improvement District. The sewer lift station and all pressurized sewer lines will be owned and maintained by the HOA.

DEVELOPER / OWNER:
LOVELL DEVELOPMENT GROUP
BRETT LOVELL
801-706-4693
LOVELLDEVELOPMENTGROUP@GMAIL.COM

SANDY CITY ATTORNEY
APPROVED AS TO FORM THIS 17th DAY OF December A.D. 2024
[Signature]
SANDY CITY ATTORNEY

SANDY PARKS & RECREATION
APPROVED THIS 13th DAY OF December A.D. 2024
[Signature]
DIRECTOR

SANDY SUBURBAN IMPROVEMENT DISTRICT
APPROVED THIS 7th DAY OF March A.D. 2024
[Signature]
REPRESENTATIVE

EASEMENT APPROVAL
CENTURYLINK 11/2/24
COMCAST 11-7/24
DATE

THE ORCHARDS AT DIMPLE DELL
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH
SHEET 1 OF 2

SALT LAKE COUNTY SURVEYOR
RECORDED OF SURVEY FILE NO. [Signature]
COUNTY SURVEYOR REVIEWER
DATE 11/6/25

PLANNING COMMISSION
APPROVED THIS 16 DAY OF Dec A.D. 2024 BY THE SANDY CITY PLANNING COMMISSION.
[Signature]
CHAIRMAN

SANDY CITY PUBLIC UTILITIES
APPROVED THIS 31st DAY OF December A.D. 2024
[Signature]
ENGINEERING MANAGER

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 8th DAY OF November A.D. 2024
[Signature]
DIRECTOR

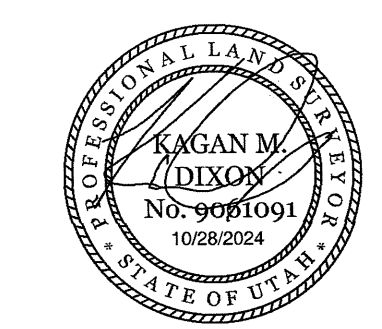
SANDY CITY ENGINEER
APPROVED THIS 19 DAY OF December A.D. 2024
[Signature]
SANDY CITY ENGINEER

SANDY CITY MAYOR
PRESENTED TO THE MAYOR OF SANDY CITY THIS 21st DAY OF December A.D. 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
CITY MAYOR

SANDY CITY RECORDER
[Signature]
ATTEST: SANDY CITY RECORDER, Deputy

RECORDER'S OFFICE
RECORDED # 14332812
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Dimple Dell Orchards LLC
DATE 11/6/2025 TIME 3:51pm BOOK 2025P PAGE 5
\$ 150.00
DEPUTY, SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-11, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
THE ORCHARDS AT DIMPLE DELL
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.
Kagan M. Dixon, PLS
9061091



PROPERTY DESCRIPTION:
A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING COMPRISED OF SALT LAKE COUNTY PARCEL NUMBERS 28-17-126-001, 28-14-126-002, 28-14-126-012, AND 28-14-126-013, SAID TRACT HAVING A BASIS OF BEARINGS OF NORTH 89°02'20" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 89°02'20" EAST ALONG THE SECTION LINE A DISTANCE OF 1374.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14, AND RUNNING THENCE NORTH 89°02'20" EAST ALONG THE SECTION LINE A DISTANCE OF 794.41 FEET; THENCE SOUTH 04°23'27" EAST 333.40 FEET TO A POINT ON A PROLONGATION OF THE NORTH LINE OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED AS ENTRY NO. 10789601, IN BOOK 9759, AT PAGE 9726, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°02'20" WEST ALONG SAID LINE A DISTANCE OF 209.49 FEET TO THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED; THENCE SOUTH 11°09'00" WEST ALONG SAID WEST LINE AND THE WEST LINE AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 541804, IN BOOK 6591, AT PAGE 0684, AND THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 12683339, IN BOOK 10631, AT PAGE 5161, BOTH OF WHICH BEING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A DISTANCE OF 308.01 FEET; THENCE SOUTH 89°02'20" WEST 551.20 FEET; THENCE NORTH 04°22'52" WEST 84.48 FEET; THENCE SOUTH 89°02'20" WEST 11°09'00" WEST 744.40 FEET; THENCE NORTH 11°20'02" EAST, PASSING THROUGH AN ALUMINUM CAP SET BY THE SALT LAKE COUNTY SURVEYOR A DISTANCE OF 532.59 FEET TO THE POINT OF BEGINNING.
CONTAINS: 472,666 SQUARE FEET OR 10.851 ACRES, MORE OR LESS.
25 LOTS

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) (HEREAFTER, "THE UNDERSIGNED OWNERS") OF THE ABOVE-DESCRIBED TRACT OF LAND AND THAT THE UNDERSIGNED OWNERS DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS:
THE ORCHARDS AT DIMPLE DELL
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 PUBLIC UTILITY EASEMENT ("PUE" OR "PU") AS 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 HEREBY CONVEY TO SANDY CITY A WATERLINE ("WL" OR "W.L.") EASEMENT AND A STREET LIGHT EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC WATER LINE AND STREET LIGHT FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY A DRAINAGE EASEMENT ("DE" OR "D.E.") AND 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 FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HERETO SET MY/OUR HAND(S) THIS 10 DAY OF DECEMBER, 2024
SIGNED: [Signatures]
FOR: RON OLSEN, CO-TRUSTEE OF THE RON AND THOMA LEE OLSEN REVOCABLE TRUST, DATED APRIL 26, 2018
FOR: THOMA LEE OLSEN, CO-TRUSTEE OF THE RON AND THOMA LEE OLSEN REVOCABLE TRUST, DATED APRIL 26, 2018
SIGNED: [Signatures]
FOR: DIMPLE DELL ORCHARDS, L.L.C.

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF SALT LAKE)
ON THE 10 DAY OF DECEMBER, 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE STATE OF UTAH, [Signature], WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS THE [Signature] OF DIMPLE DELL ORCHARDS, L.L.C., 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.
[Signature] NOTARY PUBLIC SIGNATURE
[Signature] PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
730983 NOTARY PUBLIC'S COMMISSION NUMBER
7/25/27 COMMISSION EXPIRATION DATE

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF SALT LAKE)
ON THE 10 DAY OF DECEMBER, 2024, PERSONALLY APPEARED BEFORE ME, THOMA LEE OLSEN, CO-TRUSTEE OF THE RON AND THOMA LEE OLSEN REVOCABLE TRUST, DATED APRIL 26, 2018, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION, AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN STATED.
[Signature] NOTARY PUBLIC SIGNATURE
[Signature] PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
730983 NOTARY PUBLIC'S COMMISSION NUMBER
7/25/27 EXPIRATION DATE

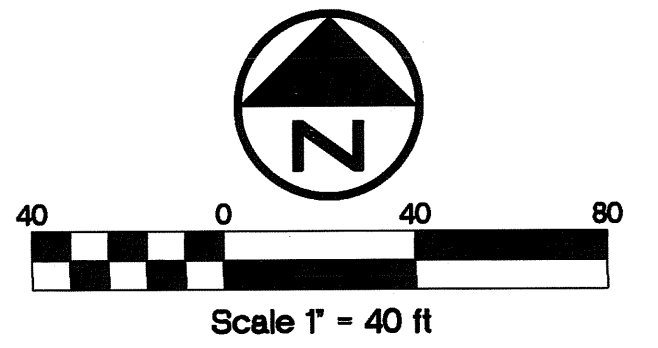
NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF SALT LAKE)
ON THE 10th DAY OF DECEMBER, 2024, PERSONALLY APPEARED BEFORE ME, RON OLSEN, CO-TRUSTEE OF THE RON AND THOMA LEE OLSEN REVOCABLE TRUST, DATED APRIL 26, 2018, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE/SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION, AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN STATED.
[Signature] NOTARY PUBLIC SIGNATURE
[Signature] PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
730983 NOTARY PUBLIC'S COMMISSION NUMBER
7/25/27 EXPIRATION DATE



THE ORCHARDS AT DIMPLE DELL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

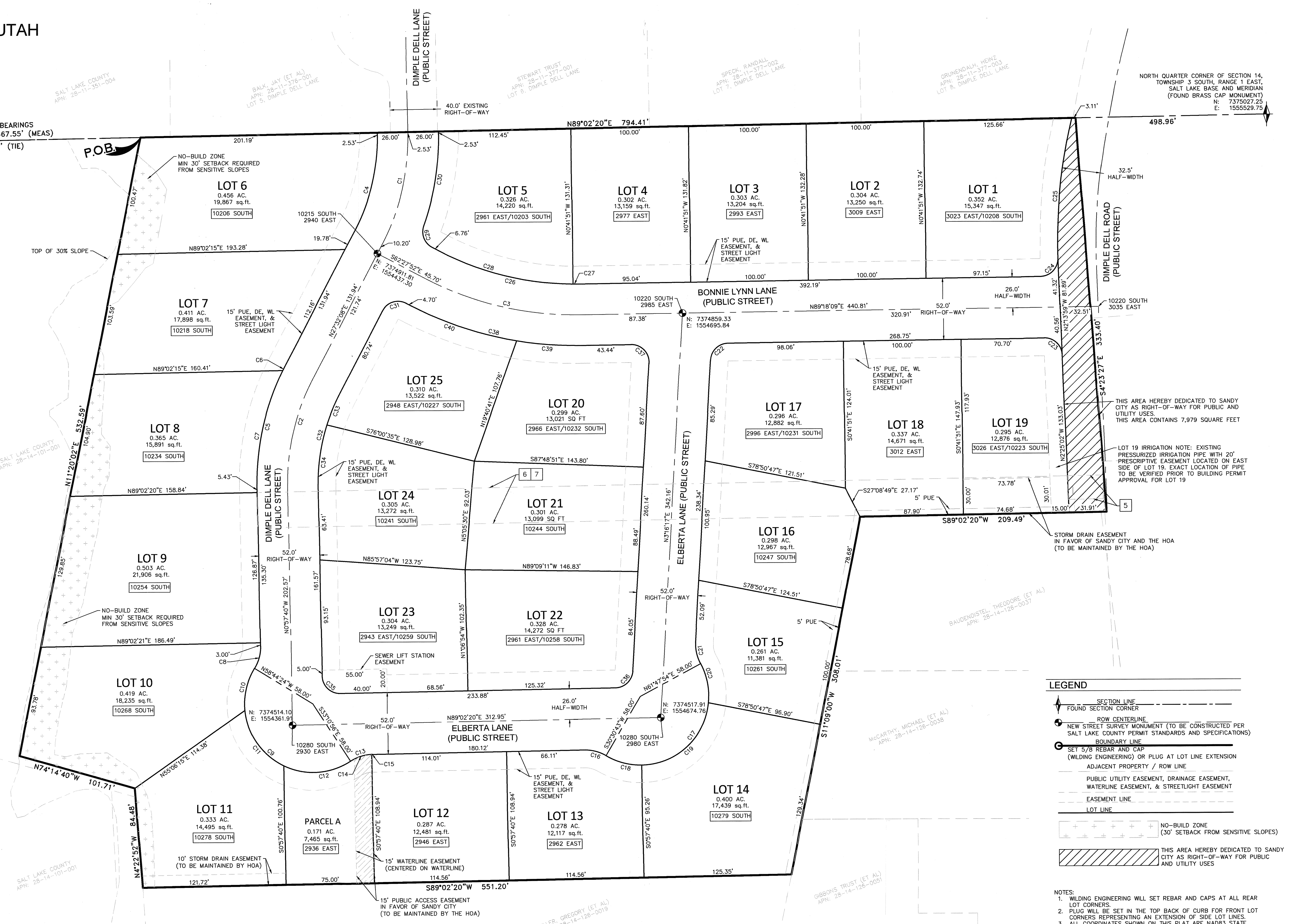
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NORTHWEST CORNER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
BENCHMARK=5074.52 (NAVD83, GEOID18)
N: 7374994.76
E: 1552863.11

BASIS OF BEARINGS
N89°02'20"E 2667.55' (MEAS)
1374.18' (TIE)

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	94.50'	190.00'	28°29'48"	N13°17'14"E	93.53'
C2	91.02'	183.00'	28°29'48"	S13°17'14"W	90.08'
C3	136.00'	276.00'	28°13'59"	S76°34'51"E	134.63'
C4	81.57'	164.00'	28°29'48"	N13°17'14"E	80.73'
C5	103.95'	209.00'	28°29'48"	N13°17'14"E	102.88'
C6	3.00'	209.00'	0°49'21"	N27°07'28"E	3.00'
C7	100.95'	209.00'	27°40'27"	N12°52'34"E	99.97'
C8	19.68'	35.00'	32°13'16"	N15°08'58"E	19.42'
C9	156.34'	58.00'	154°26'32"	S45°57'40"E	113.13'
C10	37.07'	58.00'	36°37'02"	S12°57'05"W	36.44'
C11	59.74'	58.00'	59°00'42"	S34°51'47"E	57.13'
C12	59.54'	58.00'	58°48'41"	N86°13'28"E	56.96'
C13	19.68'	35.00'	32°13'16"	N72°55'42"E	19.42'
C14	19.13'	35.00'	31°19'17"	N72°28'43"E	18.90'
C15	0.55'	35.00'	0°53'59"	N88°35'21"E	0.55'
C16	19.23'	35.00'	31°28'23"	N75°13'29"W	18.98'
C17	150.54'	58.00'	148°42'49"	N46°09'18"E	111.70'
C18	31.76'	58.00'	31°22'26"	S75°10'30"E	31.36'
C19	84.72'	58.00'	83°41'43"	N47°17'25"E	77.39'
C20	34.06'	58.00'	33°38'40"	N11°22'47"W	33.57'
C21	19.23'	35.00'	31°28'23"	S12°27'55"E	18.98'
C22	22.52'	15.00'	86°01'53"	S46°17'13"W	20.47'
C23	23.11'	15.00'	88°16'48"	N46°33'26"W	20.89'
C24	23.87'	15.00'	91°10'40"	N43°42'50"E	21.43'
C25	119.15'	442.81'	15°24'58"	N05°50'04"E	118.79'
C27	4.96'	250.00'	1°08'11"	S89°52'15"W	4.96'
C28	118.23'	250.00'	27°05'48"	N76°00'46"W	117.13'
C29	21.56'	15.00'	82°20'15"	S21°17'45"E	19.75'
C30	78.54'	216.00'	20°50'03"	N09°27'21"E	78.11'
C31	23.56'	15.00'	90°00'00"	S72°32'08"W	21.21'
C32	78.09'	157.00'	28°29'48"	S13°17'14"W	77.28'
C33	26.60'	157.00'	9°42'24"	N22°40'56"E	26.57'
C34	51.49'	157.00'	18°47'24"	N08°26'02"E	51.26'
C35	23.56'	15.00'	90°00'00"	S45°57'40"E	21.21'
C36	22.45'	15.00'	85°46'03"	N46°09'18"E	20.42'
C37	24.60'	15.00'	93°58'07"	N43°42'47"W	21.94'
C38	148.81'	302.00'	28°13'59"	N76°34'51"W	147.31'
C39	54.05'	302.00'	10°15'16"	N85°34'13"W	53.98'
C40	94.76'	302.00'	17°58'43"	N71°27'13"W	94.37'



THIS AREA HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES. THIS AREA CONTAINS 7,979 SQUARE FEET

LOT 19 IRRIGATION NOTE: EXISTING PRESSURIZED IRRIGATION PIPE WITH 20' PRESCRIPTIVE EASEMENT LOCATED ON EAST SIDE OF LOT 19. EXACT LOCATION OF PIPE TO BE VERIFIED PRIOR TO BUILDING PERMIT APPROVAL FOR LOT 19

STORM DRAIN EASEMENT IN FAVOR OF SANDY CITY AND THE HOA (TO BE MAINTAINED BY THE HOA)

- RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED NOVEMBER 4, 1970, AS ENTRY NO. 2356936, IN BOOK 22913, AT PAGE 730. (AFFECTS PROPOSED DIMPLE DELL ROAD DEDICATION AREA)
- PARTIAL RELEASE OF EASEMENT RECORDED SEPTEMBER 16, 2024 AS ENTRY NO. 14288497 IN BOOK 11518 AT PAGE 3379.
- GRANT OF EASEMENT FOR DRIVEWAY PURPOSES RECORDED DECEMBER 12, 1983, AS ENTRY NO. 3878663, IN BOOK 5514, AT PAGE 2.
- EASEMENT AND MAINTENANCE AGREEMENT, BETWEEN V. LYNN OLSEN AND BONNIE JEAN OLSEN, HIS WIFE AND RONALD LYNN OLSEN AND THOMAS LEE OLSEN, HIS WIFE RECORDED MAY 23, 1986 AS ENTRY NO. 4249933 IN BOOK 5770 AT PAGE 1040.

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- ROW CENTERLINE
- NEW STREET SURVEY MONUMENT (TO BE CONSTRUCTED PER SALT LAKE COUNTY PERMIT STANDARDS AND SPECIFICATIONS)
- BOUNDARY LINE
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) OR PLUG AT LOT LINE EXTENSION
- ADJACENT PROPERTY / ROW LINE
- PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, WATERLINE EASEMENT, & STREETLIGHT EASEMENT
- EASEMENT LINE
- LOT LINE
- NO-BUILD ZONE (30' SETBACK FROM SENSITIVE SLOPES)
- THIS AREA HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES

NOTES:

- WILDING ENGINEERING WILL SET REBAR AND CAPS AT ALL REAR LOT CORNERS.
- PLUG WILL BE SET IN THE TOP BACK OF CURB FOR FRONT LOT CORNERS REPRESENTING AN EXTENSION OF SIDE LOT LINES.
- ALL COORDINATES SHOWN ON THIS PLAT ARE NAD83 STATE PLANE COORDINATES, UTAH CENTRAL ZONE, U.S. SURVEY FEET.
- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY FOR PUBLIC AND UTILITY USES.

WILDING ENGINEERING
14721 SOUTH HERITAGE CREEK WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM