

CONDITIONS OF APPROVAL

- That street dedications and improvements be carried out according to plan and profiles stamped and approved by the Sandy City Engineer, and specifically:
 - That the private road be paved to City standards with a 20-foot width and the radius approved by the Fire Marshall.
 - That for safety reasons there only be a 3% grade allowed for 25 feet at either end of the private road.
- That the developer comply with the Sandy City Water Policy, i.e., water line extensions, water rights, fire protection.
- That all lots comply with all requirements of the RUD(2) zone. That the requirements of the R-1-10 zone be applied.
- That in lieu of a residential street lighting system that a \$100 street light fee be paid with building permits.
- That as many trees as possible be saved during site preparation.
- That a home placement plan be submitted for lot 3 prior to building permits.
- That all lots comply with all standards of the Sensitive Area Overlay Zone.
- That dwellings be prohibited within an average of 20 feet (no point being closer than 10 feet) of a continuous hillside slope (upslope or downslope) of 30% or greater.
- That any area equal to or in excess of 30% slope be indicated (cross-hatched) on the final plat, and that prospective builders and homebuyers be appraised of the restrictive nature of the hillside lots.
- That all restrictive hillside requirements be included in the restrictive covenants and that a copy be made available to the City prior to final approval.

- That no grading, cuts, fills, terracing or vegetation removal be allowed on a continuous hillside crest (upslope or downslope) or a slope of 30% or greater unless otherwise determined by the Planning Commission upon recommendation of the Engineering Department.
- That fencing be prohibited from the 30% slope area.
- That the fault be labeled on the plat and a disclosure be signed for fault rupture and debris flow.
- That if a fence is constructed in the front setback areas of these lots, it needs to match the Rockhampton fence and be included in the restrictive covenants.
- That the triangular lot remnant in the southwest corner of the property be quit claimed to the Thomas property.

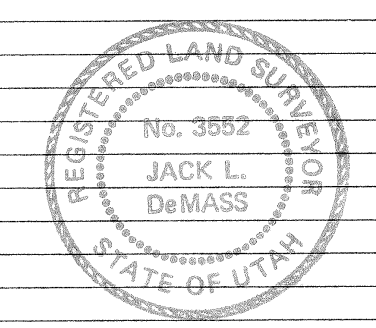
James V. Hughes
 Notary Public
 My Commission Expires 2-28-94

SURVEYOR'S CERTIFICATE

I, Jack L. De Moss, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3552, 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 subdivided said tract of land into lots and streets, hereafter to be known as Driggs Subdivision and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°49'12"E, 787.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°49'13"E, 466.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WASATCH BOULEVARD; THENCE S60°00'00"W, 419.602 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WASATCH BOULEVARD; THENCE SOUTHWESTERLY, 130.489 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S53°04'38"W, 130.172 FEET); THENCE N00°10'00"E, 289.463 FEET TO THE POINT OF BEGINNING, CONTAINS 1.467 ACRES



JANUARY 4, 1990
DATE

OWNER'S DEDICATION

Know all men by these presents that we, the S undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

DRIGGS SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof we have hereunto set our hands this 25th day of June A.D. 1993.

Paul Driggs PAUL DRIGGS
W.H. Shreve, Jr. W.H. SHREVE, JR.
David A. Thacker David A. Thacker
Kelly Thacker Kelly Thacker
Quantin J. Erickson Quantin J. Erickson
James V. Hughes JAMES V. HUGHES

ACKNOWLEDGMENT

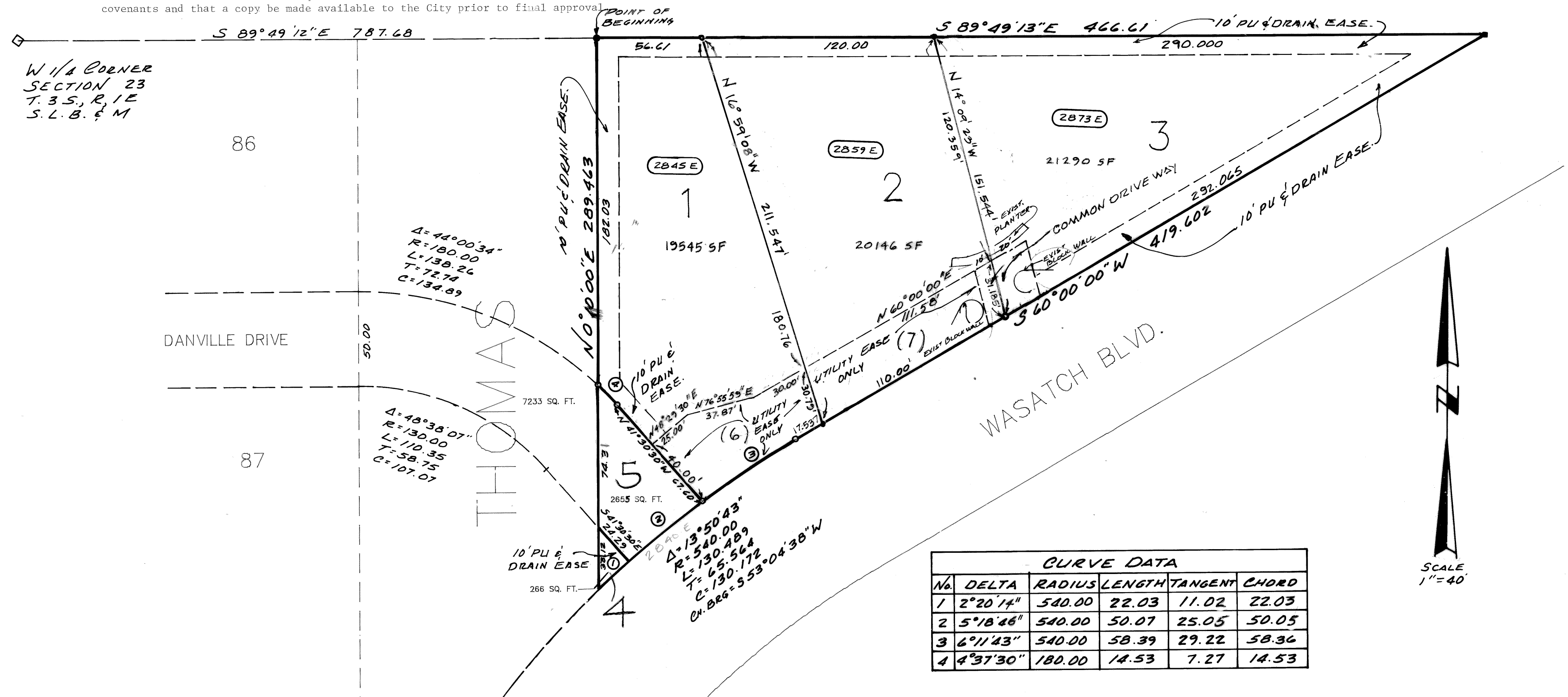
STATE OF UTAH } S.S.
 County of Salt Lake }
 On the 25th day of June A.D. 1993, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, S in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.
 MY COMMISSION EXPIRES: 9-8-94
Sandra L. Zander SANDRA L. ZANDER
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

DRIGGS SUBDIVISION

A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 23
 T. 3 S., R. 1 E., S. L. B. & M.

RECORDED # 5630864

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
PAUL DRIGGS
 DATE 10-15-93 TIME 11:51 A.M. BOOK 93-10 PAGE 284
 FEE \$ 35.00
 DEPUTY SALT LAKE COUNTY RECORDER



NO	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	2°20'14"	540.00	22.03	11.02	22.03
2	5°18'46"	540.00	50.07	25.05	50.05
3	6°11'43"	540.00	58.39	29.22	58.36
4	4°37'30"	180.00	14.53	7.27	14.53

SALT LAKE COUNTY SEWER IMPROVEMENT DISTRICT NO. 1 EASEMENT

AN EASEMENT AND PERPETUAL RIGHT OF WAY TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, HEREINAFTER CALLED THE FACILITIES, SAID RIGHT OF WAY AND EASEMENT BEING SITUATED IN SALT LAKE COUNTY, STATE OF UTAH, OVER AND THROUGH ALL PRIVATE ROADWAYS AND ANY OTHER LOCATIONS AS SHOWN ON THE OFFICIAL PLAT AND ENGINEERING DRAWINGS FOR DRIGGS SUBDIVISION, ON FILE IN THE DISTRICT OFFICE AND AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TO HAVE AND TO HOLD THE SAME UNTO THE SEWER DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, SO LONG AS SUCH FACILITIES SHALL BE MAINTAINED, WITH THE RIGHT OF INGRESS AND EGRESS OF ITS OFFICERS, EMPLOYEES, AGENTS AND ASSIGNS TO ENTER UPON THE ABOVE REFERENCED PROPERTY WITH SUCH EQUIPMENT AS IS NECESSARY TO INSTALL, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE SAID FACILITIES. THE CONTRACTOR PERFORMING THE WORK SHALL RESTORE ALL PROPERTY, THROUGH WHICH THE WORK TRAVERSES, TO AS NEAR ITS ORIGINAL CONDITION AS IS REASONABLY POSSIBLE. THE OWNER SHALL HAVE THE RIGHT TO USE SAID PREMISES EXCEPT FOR THE PURPOSE FOR WHICH THIS RIGHT OF WAY AND EASEMENT IS GRANTED, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE FACILITIES OR WITH THE DISCHARGE AND CONVEYANCE OF SEWAGE THROUGH SAID FACILITIES, OR ANY OTHER RIGHTS GRANTED HEREUNDER.

THE OWNER SHALL NOT BUILD OR CONSTRUCT OR PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS SAID RIGHT OF WAY OR EASEMENT NOR CHANGE THE CONTOUR THEREOF WITHOUT THE WRITTEN CONSENT OF THE DISTRICT NO. 1.

THIS RIGHT OF WAY AND EASEMENT GRANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE SUCCESSORS AND ASSIGNS OF THE GRANTOR AND THE SUCCESSORS AND ASSIGNS OF THE GRANTEE, AND MAY BE ASSIGNED IN WHOLE OR IN PART BY GRANTEE.

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____ 19____ PERSONALLY
 APPEARED BEFORE ME _____
 WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT _____
 IS/ARE THE _____ OF _____
 AND THAT THE WITHIN OWNER'S
 DEDICATION WAS SIGNED IN BEHALF OF SAID _____
 BY AUTHORITY OF _____
 AND THE SAID _____
 ACKNOWLEDGED TO ME THAT SAID _____
 EXECUTED THE SAME.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC
 RESIDING IN _____

SEWER DISTRICT NO. 1
 APPROVED THIS 12th DAY OF
Aug A.D. 1991
Quantin J. Erickson
 DIRECTOR, S.L. CO. SEWER DIST. NO. 1

D.U.E.
 APPROVED BY
Mark Hansen
 DATE
5-11-92
 W.P. FULLER, S.L. CO.

PLANNING COMMISSION
 APPROVED THIS 2nd DAY OF
July A.D. 1992 BY THE SANDY
 CITY PLANNING COMMISSION
Kelly Thacker
 CHAIRMAN, SANDY CITY PLANNING COMM.

BOARD OF HEALTH
 APPROVED THIS 31st DAY
 OF May A.D. 1991
Scott Miller
 DIRECTOR S. L. CO. BOARD OF HEALTH

FLOOD CONTROL DEPT.
 APPROVED THIS 7th DAY OF
July A.D. 1992
Donald D. Taylor
 FLOOD CONTROL COORDINATOR

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
7/19/92
William H. Shreve, Jr.
 DATE SANDY CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 2nd
 DAY OF July A.D. 1993
William H. Shreve, Jr.
 SANDY CITY ATTORNEY

MAYOR'S CABINET
 PRESENTED TO THE SANDY CITY MAYOR'S CABINET
 THIS 7th DAY OF July
 A.D. 1993 AT WHICH TIME THIS SUBDIVISION WAS APPROVED
 AND ACCEPTED.
Shirley Dawson ATTEST: SANDY CITY CLERK
James V. Smith MAYOR, SANDY CITY