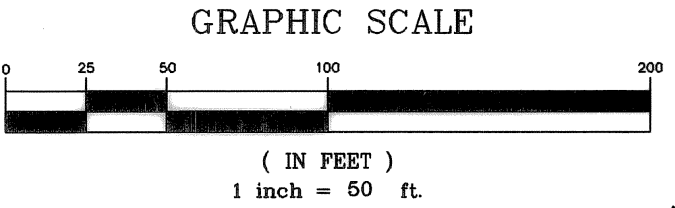


# BOWDEN ESTATES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 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

**BOWDEN ESTATES SUBDIVISION**

and that same has been surveyed and staked on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**

Beginning at the Southwest corner of Lot 5, The Ashworth Estates Subdivision as recorded in Book 94-7 at Page 216 in the Salt Lake County Recorder's Office, said point being 327.50 feet along the measured section line and 305'19"28"E 1885.53 feet along the Eastern right-of-way line of the former Union Pacific Railroad Line from the Center of Section 18, Township 3 South, Range 1 East, Salt Lake Base & Meridian, same said point being 589'30"00"E 592.63 feet along the section line and N05'19'28"W 769.68 feet along the Eastern right-of-way line of the former Union Pacific Railroad Line from the South Quarter Corner of said Section 18 and running thence S89'54'48"E 939.59 feet along the Southerly line of said Ashworth Estates Subdivision to a point on the Westerly line of the Cottonwood Place No.2 Subdivision as recorded in Book 92-5 at Page 106 in the Salt Lake County Recorder's Office; thence S25'53'29"W 346.09 feet along the Westerly line of said Cottonwood Place No.2 Subdivision and continuing along the Westerly line of the Cottonwood Place No.1 Subdivision as recorded in Book 91-8 at Page 125 in the Salt Lake County Recorder's Office; thence S18'42'18"W 140.21 feet along the Westerly line of said Cottonwood Place No.1 Subdivision; thence N89'36'16"W 73.88 feet; thence S00'30'00"W 326.49 feet to the centerline of 11000 South Street; thence N89'30'00"W 282.00 feet along said centerline to a point on the Easterly line of the George R. Nelson and Lois C. Nelson property as recorded in Book 8806 at Page 3908 in the Salt Lake County Recorder's Office; thence N00'30'00"E 325.98 feet along the Easterly line of said Nelson property, thence N89'36'16"W 346.56 feet to the Eastern right-of-way line of said former Union Pacific Railroad Line; thence N05'19'28"W 442.64 feet along said right-of-way to the point of beginning. Contains 10.387 Acres and 18 Lots.

Evan J. Wood  
P.L.S. 183395  
Professional Land Surveyor  
7-31-06  
183395  
Evan J. Wood  
July 31, 2006

**OWNER'S DEDICATION**

Know all men by these presents that \_\_\_\_\_, the undersigned owner( ) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as  
**BOWDEN ESTATES SUBDIVISION**  
do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for Public use.  
In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

*[Signature]*  
BOWDEN ESTATES, L.L.C.

**ACKNOWLEDGMENT**

STATE OF UTAH IS.S.  
On the 11th day of August A.D., 2006, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in the State of Utah, the signer( ) of the above Owner's Dedication L.L.C. in number, who after being duly sworn, acknowledged to me that they/they/they, in behalf of Bowden Estates signed it freely and voluntarily for the purposes therein mentioned.  
MY COMMISSION EXPIRES 9-8-06 *[Signature]*  
NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

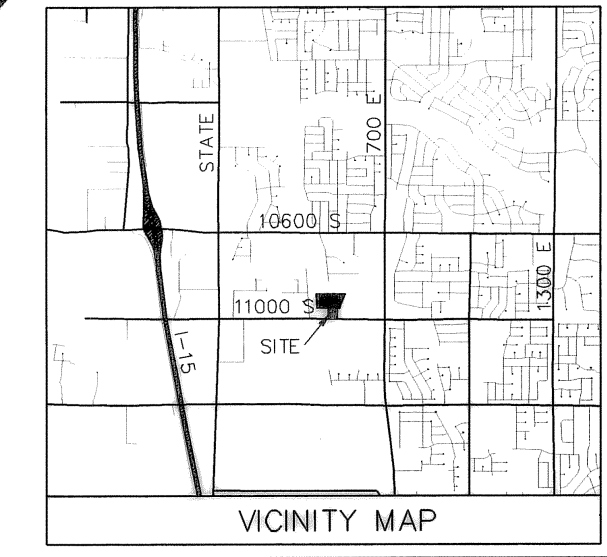
ATTEST:  
SANDY CITY CORPORATION  
By: *[Signature]*  
THOMAS M. DOLAN, MAYOR  
City Recorder  
STATE OF UTAH ) ss.  
County of Salt Lake )  
On the 11th day of August, 2006, personally appeared before me Thomas M. Dolan, who being duly sworn, did say that they are the Mayor and City Recorder, respectively, of Sandy City Corporation, and that the foregoing instrument was signed on behalf of said City.  
*[Signature]*  
Notary Public  
Residing at Sandy, UT  
My Commission Expires:  
9-6-06

**BOWDEN ESTATES SUBDIVISION**

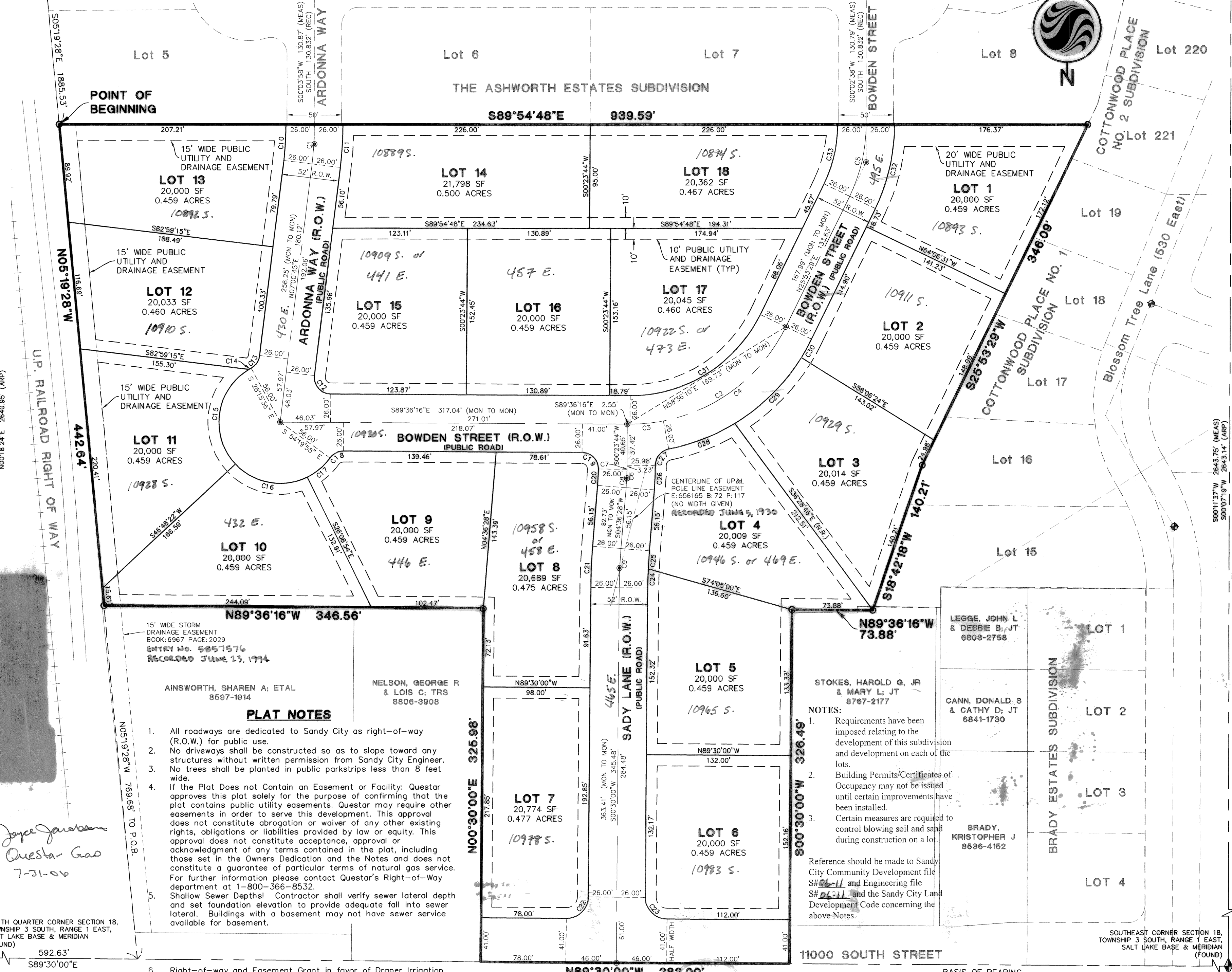
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SALT LAKE COUNTY, UTAH

RECORDED # 9812575

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: First American Title  
DATE: 8/15/2006 TIME: 4:34 PM BOOK: 2006P PAGE: 236  
FEE\$ 849.00 *[Signature]*  
SALT LAKE COUNTY RECORDER



CENTER OF SECTION 18,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE & MERIDIAN  
(FOUND)



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	TAN.
C1	300.00'	36.26'	6°55'33"	N03°32'58"E	36.24'	18.15'
C2	157.00'	176.75'	64°30'15"	N58°08'36"E	167.56'	99.07'
C3	157.00'	30.67'	11°11'29"	N84°47'59"E	30.62'	15.38'
C4	157.00'	146.09'	53°18'46"	N52°32'52"E	140.87'	78.81'
C5	150.00'	67.56'	25°48'17"	N12°59'20"E	66.99'	34.36'
C6	235.00'	17.28'	4°18'31"	N02°30'06"E	17.27'	8.64'
C7	235.00'	0.43'	0°06'33"	N02°26'14"E	0.43'	0.21'
C8	235.00'	16.85'	4°06'31"	N02°33'13"E	16.85'	8.43'
C9	500.00'	35.85'	4°06'28"	S02°33'14"W	35.84'	17.93'
C10	274.00'	33.12'	6°55'33"	N03°32'58"E	33.10'	16.58'
C11	326.00'	39.41'	6°55'33"	N03°32'58"E	39.38'	19.73'
C12	15.00'	25.29'	96°37'01"	S41°17'46"E	22.40'	16.84'
C13	15.00'	14.33'	84°43'39"	N34°22'34"E	13.79'	7.76'
C14	56.00'	2.39'	2°26'37"	S60°31'05"W	2.39'	1.19'
C15	56.00'	100.17'	102°29'24"	S08°03'04"W	87.34'	69.76'
C16	56.00'	71.30'	72°57'16"	S79°40'16"E	66.58'	41.40'
C17	56.00'	27.55'	28°11'01"	N49°45'36"E	27.27'	14.06'
C18	15.00'	14.33'	54°43'39"	S63°01'55"W	13.79'	7.76'
C19	15.00'	23.59'	90°06'13"	N44°33'09"W	21.23'	15.03'
C20	209.00'	14.99'	4°06'31"	N02°33'13"E	14.98'	7.90'
C21	528.00'	37.71'	37°11'16"	S02°33'14"W	37.70'	18.86'
C22	20.00'	31.42'	90°00'00"	N45°30'00"E	28.28'	20.00'
C23	20.00'	31.42'	90°00'00"	S44°30'00"E	28.28'	20.00'
C24	474.00'	17.33'	2°05'41"	S01°32'50"W	17.33'	8.67'
C25	474.00'	16.65'	2°00'47"	S03°36'05"W	16.65'	8.33'
C26	261.00'	22.42'	4°55'15"	N02°08'50"E	22.41'	11.22'
C27	15.00'	20.82'	78°31'02"	S39°26'44"W	19.19'	12.48'
C28	183.00'	64.92'	2°01'31"	N69°02'29"E	64.58'	32.80'
C29	183.00'	96.19'	26°59'08"	N45°23'10"E	85.40'	43.91'
C30	183.00'	19.17'	6°00'07"	N28°53'32"E	19.16'	9.59'
C31	131.00'	147.48'	64°30'15"	N58°08'36"E	139.82'	82.66'
C32	176.00'	79.27'	25°48'17"	N12°59'20"E	78.60'	40.32'
C33	124.00'	55.85'	25°48'17"	N12°59'20"E	55.38'	28.41'

**LEGEND**

- FOUND STREET MONUMENT
- STREET MONUMENT TO BE INSTALLED
- REBAR & CAP TO BE SET
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT

**UTAH POWER**

APPROVED THIS 1 DAY OF August A.D., 2006 BY UTAH POWER.  
*[Signature]*  
UTAH POWER

**COMCAST CABLE SERVICES**

APPROVED THIS 31 DAY OF July A.D., 2006  
*[Signature]*  
COMCAST

**WATER PRO**

APPROVED THIS 11 DAY OF August A.D., 2006 BY WATER PRO  
*[Signature]*  
WATER PRO

**QWEST COMMUNICATIONS**

APPROVED THIS 1st DAY OF Aug A.D., 2006 BY QWEST.  
*[Signature]*  
QWEST

**PUBLIC UTILITIES DEPARTMENT**

APPROVED THIS 2nd DAY OF August A.D., 2006 BY SANDY CITY PUBLIC UTILITIES DEPT.  
*[Signature]*  
SANDY CITY PUBLIC UTILITIES CHIEF ENGINEER

**SANDY CITY ENGINEER**

APPROVED THIS 14th DAY OF August A.D., 2006  
*[Signature]*  
SANDY CITY ENGINEER

U.P. RAILROAD RIGHT OF WAY  
442.64'

N05°19'28"W 116.69'

NO5°19'28"W 769.68' TO P.O.B.

**PLAT NOTES**

- All roadways are dedicated to Sandy City as right-of-way (R.O.W.) for public use.
- No driveways shall be constructed so as to slope toward any structures without written permission from Sandy City Engineer.
- No trees shall be planted in public parkstrips less than 8 feet wide.
- If the Plat Does not Contain an Easement or Facility, Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar 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 acknowledgment of any terms contained in the plat, including those set in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532.
- Shallow Sewer Depths! Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.
- Right-of-way and Easement Grant in favor of Draper Irrigation Company listed in the title report dated June 09, 2006 as Exception 11, recorded May 29, 1996 as Entry No. 6368924 in Book 7409 at Page 2566 in the Salt Lake County Recorder's Office. No exact description given.

**AINSWORTH, SHAREN A: ETAL**  
8597-1914

**NELSON, GEORGE R & LOIS C: TRS**  
8806-3808

**STOKES, HAROLD G. JR & MARY L: JT**  
8767-2177

**CANN, DONALD S & CATHY D: JT**  
6841-1730

**BRADY, KRISTOPHER J**  
8536-4152

**LEGGE, JOHN L & DEBBIE B: JT**  
6803-2758

**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.
- Certain measures are required to control blowing soil and sand during construction on a lot.

Reference should be made to Sandy City Community Development file #06-11 and Engineering file #06-11 and the Sandy City Land Development Code concerning the above Notes.

**PLANNING COMMISSION**

APPROVED THIS 3rd DAY OF August A.D., 2006 BY THE SANDY CITY PLANNING COMMISSION.  
*[Signature]*  
CHAIR, SANDY CITY PLANNING COMMISSION

**BOARD OF HEALTH**

APPROVED THIS 2ND DAY OF Aug. A.D., 2006  
*[Signature]*  
SALT LAKE COUNTY HEALTH DEPT.

**SOUTH VALLEY SEWER DISTRICT**

APPROVED THIS 8 DAY OF August A.D., 2006 BY SOUTH VALLEY SEWER DISTRICT.  
*[Signature]*  
SOUTH VALLEY SEWER DISTRICT

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS 14th DAY OF August A.D., 2006  
*[Signature]*  
SANDY CITY ATTORNEY

**SANDY CITY MAYOR**

PRESENTED TO THE SANDY CITY MAYOR THIS 14th DAY OF August A.D., 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*[Signature]*  
ATTEST: *[Signature]* Dep. CLERK  
*[Signature]* MAYOR

**Project Number** PM R/OE  
1863282200

**Filename**  
328200c-fb.dwg

**Designed By** Drawn By  
RCE BJP

**Checked By** Date  
EJW MAY, 2006

No.	Revisions	By	Date
4	INCLUDED SANDY CITY PARCEL	BJP	07/31/06
3	ADDED 20' PUE AND DRAINAGE ESMT	BJP	07/14/06
2	CITY AND AGENCY COMMENTS	BJP	6/20/06
1	CLIENT & CITY COMMENTS	BJP	4/20/06

Stantec Consulting Inc.  
3995 S 700 E Ste. 300  
Salt Lake City, UT  
84107-2540  
Tel. 801.261.0090  
Fax. 801.266.1671  
www.stantec.com