

WILD HORSE RANCH

SUBDIVISION

PHASE 9

FINAL PLAT

LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 17 &
THE NW1/4 AND SW1/4 OF SECTION 16, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANSBURY PARK, TOOELE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Spencer Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

SPENCER LLEWELLYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE

BOUNDARY DESCRIPTION

A portion of the NE1/4 and SE1/4 of Section 17 and the NW1/4 and SW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base & Meridian, Tooele County, Utah, more particularly described as follows:
Beginning at a point located S89°42'06"W (Basis of Bearing) along the Section line 2,546.49 feet and South 2,263.54 feet from the North 1/4 Corner of Section 16, T2S, R4W, S.L.B.&M.; thence S26°59'56"E 157.56 feet; thence along the arc of a curve to the left having a radius of 150.00 feet a distance of 66.80 feet through a central angle of 25°30'56" Chord: S42°23'22"E 66.25 feet; thence S09°57'54"W 64.22 feet; thence Southeastly along the arc of a non-tangent curve to the right having a radius of 17.00 feet (radius bears: S27°27'32"W) a distance of 21.19 feet through a central angle of 71°25'46" Chord: S26°49'35"E 19.85 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 315.00 feet a distance of 180.99 feet through a central angle of 32°55'16" Chord: S07°34'20"E 178.51 feet; thence S63°03'52"W 262.90 feet; thence S27°50'59"E 73.74 feet; thence S61°25'56"W 265.68 feet; thence N29°28'55"W 375.64 feet; thence N59°47'37"E 29.95 feet; thence along the arc of a curve to the right with a radius of 151.00 feet a distance of 8.62 feet through a central angle of 03°16'14" Chord: N61°25'45"E 8.62 feet; thence N26°56'08"W 60.00 feet; thence N27°09'40"W 100.04 feet; thence N62°34'10"E 585.84 feet to the point of beginning.
Contains: 6.62 acres +/-

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREFTER TO BE KNOWN AS

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THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE COUNTY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HERUNTO SET
HAND THIS _____ DAY OF _____ A.D. 20__

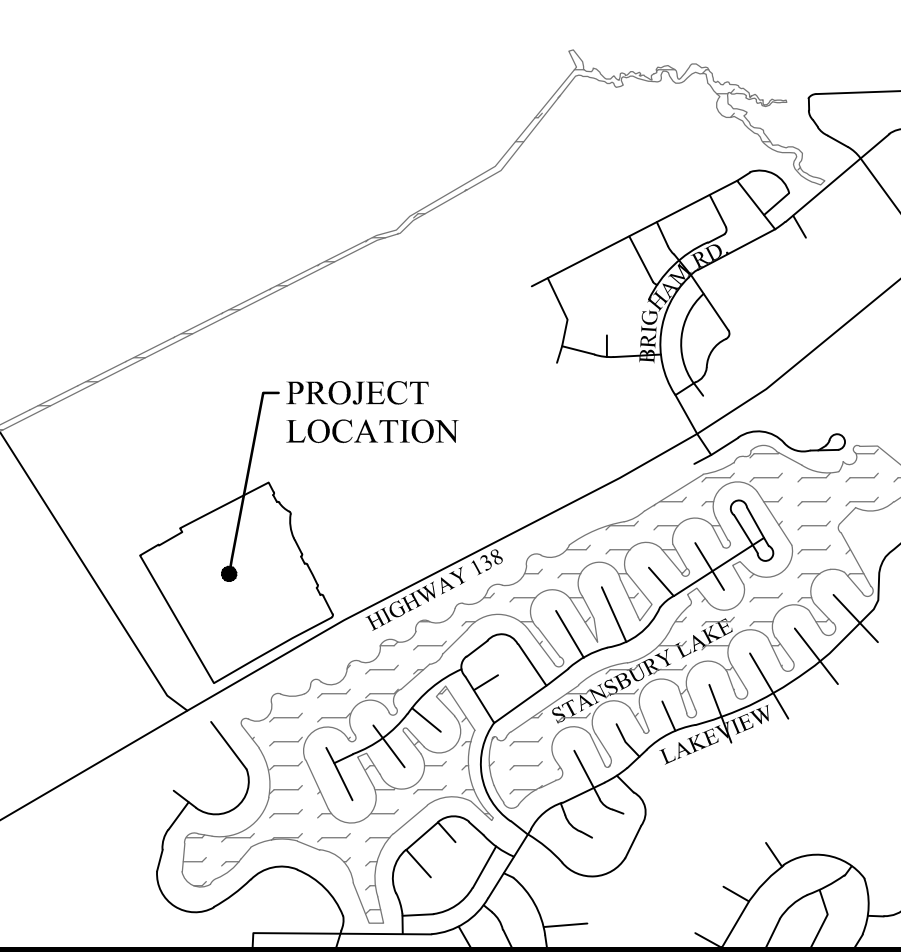
MICAH W. PETERS, MANAGER
PENELOPE ROSE LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

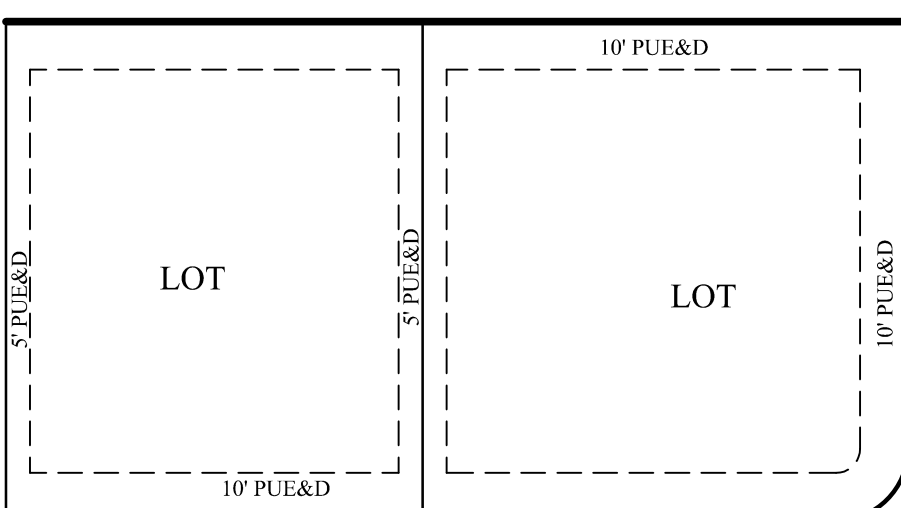
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

ROS # 2016-0015-01&02

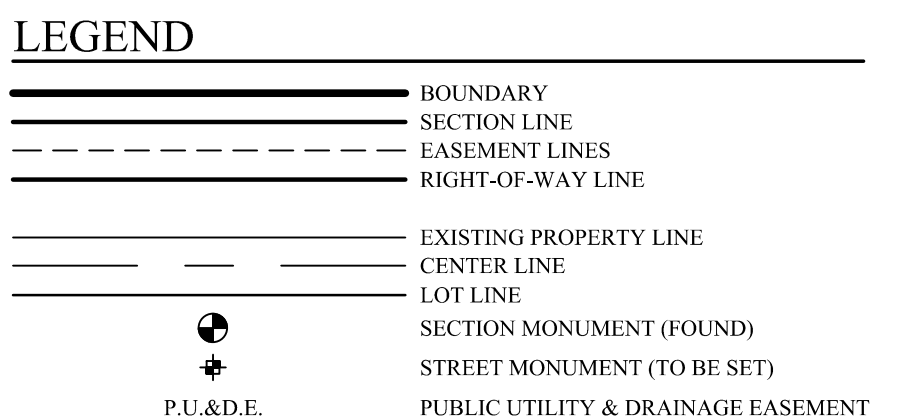


VICINITY MAP

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S18°03'52"W	21.21
C2	210.00	15°44'24"	57.69	N42°21'50"W	57.51
C3	315.00	13°12'57"	72.66	N17°25'29"W	72.50
C4	315.00	12°03'48"	66.32	N04°47'07"W	66.20
C5	315.00	7°38'32"	42.01	N05°04'03"E	41.98
C6	210.00	12°18'26"	45.11	N56°23'15"W	45.02
C7	15.00	90°00'00"	23.56	N71°56'08"W	21.21
C8	15.00	91°49'12"	24.04	S17°09'16"W	21.55
C9	15.00	88°10'48"	23.09	N72°50'44"W	20.87
C10	210.00	28°02'50"	102.80	N48°31'03"W	101.77
C11	15.00	82°26'30"	21.58	N75°42'53"W	19.77
C12	15.00	90°03'50"	23.58	N18°01'58"E	21.22
C13	180.00	30°06'09"	94.57	N44°27'12"W	93.49
C14	180.00	5°16'23"	16.57	N32°02'19"W	16.56
C15	180.00	24°49'46"	78.00	S47°05'24"E	77.39



TYPICAL BUILDING SETBACKS



- NOTES:
- NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. A MINIMUM 4' CLEARANCE FROM THE EDGE OF THE MANHOLE TO THE NEAREST EDGE OF FENCE IS REQUIRED.
 - #5 x 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
 - WEST 1/4 CORNER OF SECTION 16, T2S, R4W, S.L.B.&M. 1984 TOOELE COUNTY MONUMENT. MONUMENT TO BE RECONSTRUCTED AFTER CONSTRUCTION OF SUBDIVISION AND THE SHEET WILL BE PROVIDED.
 - PARCEL A TO BE OWNED AND MAINTAINED BY S.P.I.D.

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
CLEARWATER HOMES
300 WEST 180 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 218-2895
CONTACT: MICAH PETERS

TOOELE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 20__
DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

NORTH TOOELE COUNTY FIRE DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20__
CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT

TOOELE COUNTY TREASURER
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__ AT _____ : _____ ALL PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
TOOELE COUNTY TREASURER

TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 20__
CHAIR, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__
TOOELE COUNTY ATTORNEY

COUNTY SURVEY DEPARTMENT
RECORD OF SURVEY #: 2016-0015-01 & 02
APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE TOOELE COUNTY SURVEY DEPARTMENT.
TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY ENGINEERING DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 20__
DIRECTOR, TOOELE COUNTY ENGINEERING DEPARTMENT

TOOELE COUNTY RECORDER
NO. _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____ DATE _____ TIME _____
FEE \$ _____ TOOELE COUNTY RECORDER

