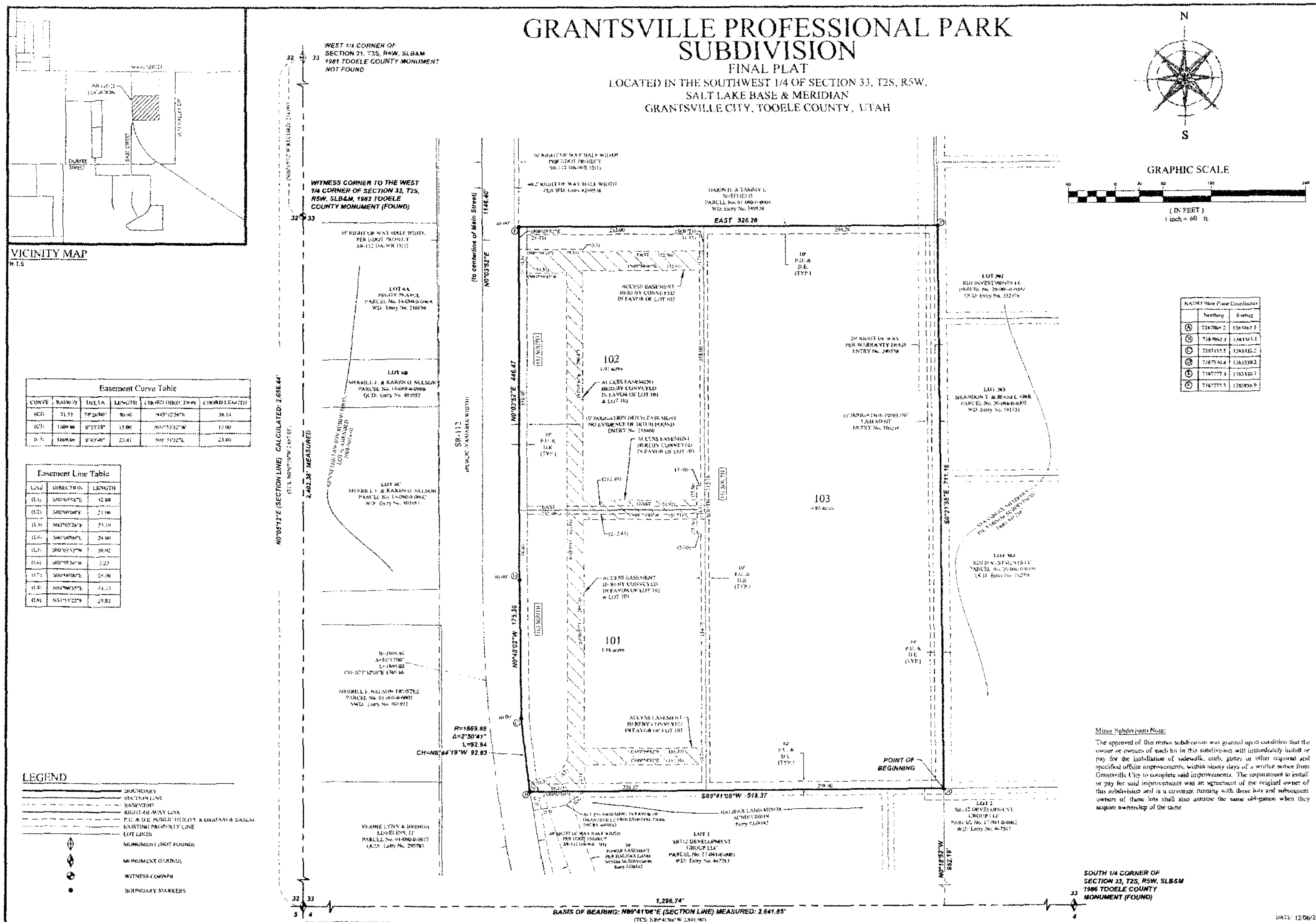
Entry #: 507128 B: 21 P: 13
04/02/2020 03:51 PM SUBDIVISION PLAT
ENVISION FLOW LLC
Jerry Houghton Tooele County Recorder

GRANTSVILLE PROFESSIONAL PARK SUBDIVISION

FINAL PLAT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, T2S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



Minor Subdivision Note:

The approval of this minor subdivision was granted upon condition that the owner or owners of each lot in this subdivision will immediately install or pay for the installation of sidewalk, curb, gutter or other required and specified offsite improvements, within ninety days of a written notice from Grantsville City to complete said improvements. The requirement to install or pay for said improvements was an agreement of the original owner of this subdivision and is a covenant running with these lots and subsequent owners of these lots shall also assume the same obligation when they acquire ownership of the same.

DATE: 12/06/2018

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(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, 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.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395

PROFESSIONAL LAND SURVEYOR 03/11/20 No. 183395 EVAN J. WOOD STATE OF UTAH

03/11/2020
DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 33, Township 2 South, Range 5 West, Salt Lake Base & Meridian, Tooele County, Utah, more particularly described as follows.

Beginning at the southwest corner of Stansbury Shadows Phase III Minor Subdivision, on file in the Office of the Tooele County Recorder as Entry #462587 in Book 20, Page 6, being N89°41'08"E along the Section line 1,296.74 feet and N00°18'52"W 952.19 feet from the Southwest Corner of Section 33, T2S, R5W, S.L.B.& M.; said point of beginning also being the northerly line of Halifax Land Minor Subdivision on file in the Office of the Tooele County Recorder as Entry #338142 in Book 17, Page 41, thence S89°41'08"W 518.37 feet along the northerly line of said Halifax Land Minor Subdivision to the easterly right of way line of SR-112; thence along said easterly right of way line the following three (3) courses, (1) thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,869.86 feet (radius bears: N81°50'21"E) a distance of 92.84 feet through a central angle of 02°50'41" Chord: N05°44'19"W 92.83 feet; thence (2) N00°40'02"W 175.36 feet; thence (3) N00°03'52"E 446.47 feet to the southerly deed line of the Sheffield property per a Warranty Deed, in the Office of the Tooele County Recorder as Entry #249538; thence along said southerly deed line, East 526.26 feet to the westerly line of said Stansbury Shadows Phase III Minor Subdivision; thence along said westerly line, S00°21'55"E 711.16 feet to the point of beginning.

Contains: 8.53 acres,
3 LOTS

OWNER'S DEDICATION AND CONSENT TO RECORD

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

GRANTSVILLE PROFESSIONAL PARK
SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY CONVEY TO GRANTSVILLE CITY 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. THE UNDERSIGNED OWNER(S) ALSO CONVEY OTHER EASEMENTS AS SHOWN ON THE PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF Scot Jason Hazard manager HAVE HEREUNTO SET His HAND THIS 2nd DAY OF April A.D. 2020

ENVISION FLOW LLC Manager
BY: SCOT JASON HAZARD, MANAGER

Notary Public - State of Utah MARK B. NELSEN Comm. #709269 My Commission Expires November 21, 2023

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Tooele

ON THE 2nd DAY OF April A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Tooele IN SAID STATE OF UTAH, Scot Jason Hazard, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Envision Flow LLC, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 11/21/23
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

MY COMMISSION No. 709269
Mark B Nelsen
PRINTED FULL NAME OF NOTARY

GRANTSVILLE PROFESSIONAL PARK
SUBDIVISION
FINAL PLAT
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, T2S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

PREPARED FOR
CURTIS MINER ARCHITECTURE, LLC

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC

CITY ATTORNEY

APPROVED AS TO FORM ON THIS 31st DAY OF March A.D. 20 20
GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

APPROVED THIS ____ DAY OF ____ A.D. 20__ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
TOOELE COUNTY TREASURER

CITY MAYOR

APPROVED THIS 30th DAY OF March A.D. 20 20 BY THE GRANTSVILLE CITY MAYOR.
ATTEST: CITY RECORDER
MAYOR

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. 2020-0032

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS 30th DAY OF Mar A.D. 2020 BY THE DIRECTOR OF PUBLIC WORKS FOR GRANTSVILLE CITY.
DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS 31st DAY OF March A.D. 20 20 BY THE GRANTSVILLE CITY FIRE DEPARTMENT
GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS 30 DAY OF March A.D. 2020 BY THE GRANTSVILLE CITY PLANNING COMMISSION.
CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEY DEPT.

APPROVED THIS 2nd DAY OF April A.D. 2020
ROS # 2020-0032
Chief Deputy
TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER

APPROVED THIS 2nd DAY OF April A.D. 2020
P.E.
GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER

NO. 507128
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF ENVISION FLOW LLC
DATE 4/2/2020 TIME 3:51 p.m. BOOK 21 PAGE 13
$100.00
FEES
Cadastral mapper
TOOELE COUNTY RECORDER

BK 21 PG 13

Z:_2018\18-372 GRANTSVILLE PROFESSIONAL PARK\DESIGN 18-372\DWG\SHEETS\C2.2 - FINAL PLAT.DWG