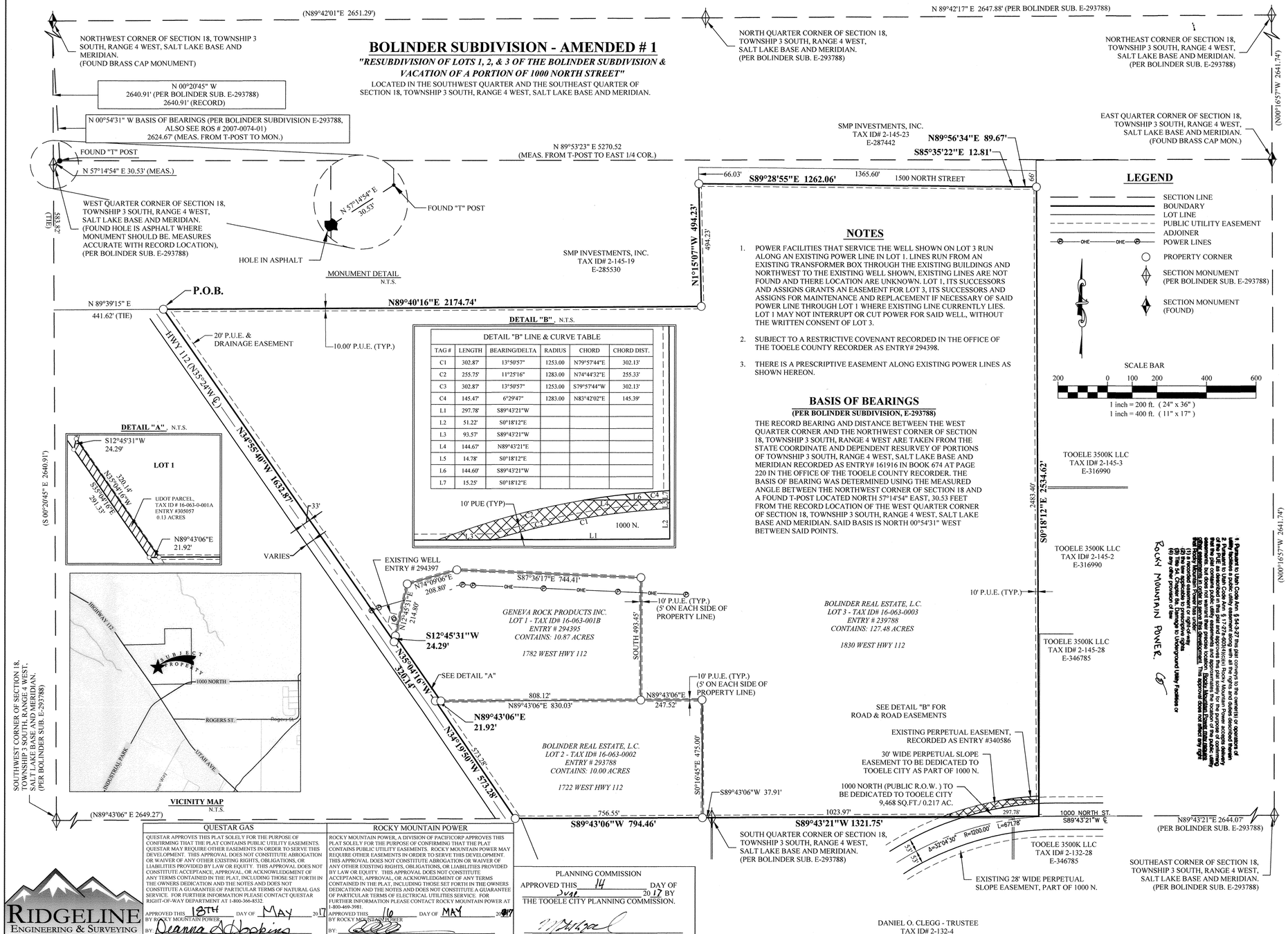
BOLINDER SUBDIVISION - AMENDED # 1

"RESUBDIVISION OF LOTS 1, 2, & 3 OF THE BOLINDER SUBDIVISION & VACATION OF A PORTION OF 1000 NORTH STREET"

LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN.



DETAIL "B" LINE & CURVE TABLE					
TAG #	LENGTH	BEARING/DELTA	RADIUS	CHORD	CHORD DIST.
C1	302.87'	13°50'57"	1253.00	N79°57'44"E	302.13'
C2	255.75'	11°25'16"	1283.00	N74°44'32"E	255.33'
C3	302.87'	13°50'57"	1253.00	S79°57'44"W	302.13'
C4	145.47'	6°29'47"	1283.00	N83°42'02"E	145.39'
L1	297.78'	S89°43'21"W			
L2	51.22'	S0°18'12"E			
L3	93.57'	S89°43'21"W			
L4	144.67'	N89°43'21"E			
L5	14.78'	S0°18'12"E			
L6	144.60'	S89°43'21"W			
L7	15.25'	S0°18'12"E			

LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- ADJOINER
- POWER LINES
- PROPERTY CORNER
- SECTION MONUMENT (PER BOLINDER SUB. E-293788)
- SECTION MONUMENT (FOUND)

SCALE BAR

200 0 100 200 400 600

1 inch = 200 ft. (24" x 36")
1 inch = 400 ft. (11" x 17")

NOTES

1. POWER FACILITIES THAT SERVICE THE WELL SHOWN ON LOT 3 RUN ALONG AN EXISTING POWER LINE IN LOT 1. LINES RUN FROM AN EXISTING TRANSFORMER BOX THROUGH THE EXISTING BUILDINGS AND NORTHWEST TO THE EXISTING WELL SHOWN, EXISTING LINES ARE NOT FOUND AND THERE LOCATION ARE UNKNOWN. LOT 1, ITS SUCCESSORS AND ASSIGNS GRANTS AN EASEMENT FOR LOT 3, ITS SUCCESSORS AND ASSIGNS FOR MAINTENANCE AND REPLACEMENT IF NECESSARY OF SAID POWER LINE THROUGH LOT 1 WHERE EXISTING LINE CURRENTLY LIES. LOT 1 MAY NOT INTERRUPT OR CUT POWER FOR SAID WELL, WITHOUT THE WRITTEN CONSENT OF LOT 3.
2. SUBJECT TO A RESTRICTIVE COVENANT RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER AS ENTRY# 294398.
3. THERE IS A PRESCRIPTIVE EASEMENT ALONG EXISTING POWER LINES AS SHOWN HEREON.

BASIS OF BEARINGS

(PER BOLINDER SUBDIVISION, E-293788)

THE RECORD BEARING AND DISTANCE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST ARE TAKEN FROM THE STATE COORDINATE AND DEPENDENT RESURVEY OF PORTIONS OF TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN RECORDED AS ENTRY# 161916 IN BOOK 674 AT PAGE 220 IN THE OFFICE OF THE TOOELE COUNTY RECORDER. THE BASIS OF BEARING WAS DETERMINED USING THE MEASURED ANGLE BETWEEN THE NORTHWEST CORNER OF SECTION 18 AND A FOUND T-POST LOCATED NORTH 57°14'54" EAST, 30.53 FEET FROM THE RECORD LOCATION OF THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. SAID BASIS IS NORTH 00°54'31" WEST BETWEEN SAID POINTS.

QUESTAR GAS	ROCKY MOUNTAIN POWER
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 FORTH 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 RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.	ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER 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 FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3981.
APPROVED THIS 18TH DAY OF MAY 2017 BY ROCKY MOUNTAIN POWER	APPROVED THIS 16 DAY OF MAY 2017 BY ROCKY MOUNTAIN POWER
BY: Deanna D Hopkins	BY:
TITLE: Precomat Special	TITLE: JOURNEYMAN ESTIMATOR.

PLANNING COMMISSION
APPROVED THIS 14 DAY OF JUN 2017 BY THE TOOELE CITY PLANNING COMMISSION.
CHAIRMAN TOOELE CITY PLANNING COMM.

RIDGELINE
ENGINEERING & SURVEYING
Tel. (435) 843-0484 ♦ Fax. (435) 843-0484
PO Box 36 ♦ Tooele, UT 84074

COUNTY TREASURER	COUNTY SURVEY DEPARTMENT	COUNTY HEALTH DEPT.	COMMUNITY DEVELOPMENT	CITY ENGINEER	CITY ATTORNEY	CITY COUNCIL
APPROVED THIS 11th DAY OF May 2017 BY THE TOOELE COUNTY TREASURER	APPROVED THIS 11th DAY OF May 2017 BY THE TOOELE COUNTY SURVEY DEPARTMENT ROS # 2007-0074-01	APPROVED THIS 11TH DAY OF MAY 2017 BY THE TOOELE COUNTY HEALTH DEPARTMENT.	APPROVED AS TO FORM ON THIS 22ND DAY OF JUNE 2017	APPROVED AS TO FORM ON THIS 22ND DAY OF JUNE 2017	APPROVED AS TO FORM ON THIS 22 DAY OF June 2017	APPROVED THIS 27 DAY OF June 2017 BY THE TOOELE CITY COUNCIL.
TOOELE COUNTY TREASURER	TOOELE COUNTY SURVEY DIRECTOR	TOOELE COUNTY HEALTH DEPARTMENT	TOOELE CITY COMMUNITY DEVELOPMENT	CITY ENGINEER	TOOELE CITY ATTORNEY	ATTEST: CITY RECORDER

SURVEYOR'S CERTIFICATE

I **JOHN L. RIDDLE**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE N0. **5331543**, 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: **BOLINDER SUBDIVISION - AMENDED # 1,** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JOHN L. RIDDLE, PLS #5331543

APRIL 28, 2017
DATE

STATE OF UTAH JOHN L. RIDDLE III 5331543 04/28/17 PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN THE BOLINDER SUBDIVISION, RECORDED AS ENTRY #293788; SAID PARCEL ALSO BEING IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN; BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BOLINDER SUBDIVISION, SAID POINT BEING 0.6' EAST OF AN EXISTING REBAR & CAP STAMPED "KNOWTON"; SAID POINT ALSO BEING SOUTH 00°20'45" EAST, 583.82 FEET ALONG THE SECTION LINE AND NORTH 89°39'15" EAST, 441.62 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (SAID WEST QUARTER CORNER IS LOCATED SOUTH 57°14'54" WEST, 30.53 FEET FROM AN EXISTING T-POST);

AND RUNNING THENCE ALONG SAID BOLINDER SUBDIVISION THE FOLLOWING (2) CALLS: 1) NORTH 89°40'16" EAST, 2174.74 FEET; 2) THENCE NORTH 01°15'07" WEST, 494.23 FEET TO THE SOUTH LINE OF 1500 NORTH STREET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING (3) CALLS: 1) THENCE SOUTH 89°28'55" EAST, 1262.06 FEET; 2) THENCE SOUTH 85°35'22" EAST, 12.81 FEET; 3) THENCE NORTH 89°56'34" EAST, 89.67 FEET TO THE EAST LINE OF SAID BOLINDER SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (4) CALLS: 1) THENCE SOUTH 00°18'12" EAST, 2534.62 FEET; 2) THENCE SOUTH 89°43'21" WEST, 1321.75 FEET; 3) THENCE SOUTH 89°43'06" WEST, 794.46 FEET; 4) THENCE NORTH 34°19'50" WEST, 573.28 FEET TO THE SOUTH LINE OF A UDOT PARCEL RECORDED AS ENTRY #305057; THENCE ALONG SAID UDOT PARCEL THE FOLLOWING (3) CALLS: 1) THENCE NORTH 89°43'06" EAST, 21.92 FEET; 2) THENCE NORTH 35°04'16" WEST, 320.14 FEET; 3) THENCE SOUTH 12°45'31" WEST, 24.29 FEET TO THE WEST LINE OF SAID BOLINDER SUBDIVISION; THENCE NORTH 34°55'40" WEST ALONG SAID WEST LINE, 1632.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 148.35 ACRES

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE HERON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FOR HEREAFTER TO BE KNOWN AS:

BOLINDER SUBDIVISION - AMENDED #1

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO TOOELE CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND ON SAID PLAT DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND FACILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 11TH DAY OF MAY, 2017.

GENEVA ROCK PRODUCTS INC., JAMES D. GOLDING

BOLINDER REAL ESTATE, L.C., GARY L. BOLINDER

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility lines facilities the owner(s) grant(s) and convey(s) to Rocky Mountain Power a PUE as described in this plat and approves the plat solely for the purpose of confirming the location of such easements. The owner(s) also warrant(s) and defend(s) the title to the easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in accordance with applicable laws, rules, and regulations. Rocky Mountain Power may require such easements be granted by separate instrument. This approval does not affect any right (1) a recorded easement or right-of-way, (2) the law applicable to prescriptive rights, (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or (4) any other provision of law.

Rocky Mountain Power

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE }

ON THIS 11TH DAY OF MAY, IN THE YEAR 2017,

BEFORE ME, MELISSA MICKELSEN A NOTARY PUBLIC, PERSONALLY APPEARED JAMES D. GOLDING AND GARRY L. BOLINDER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)

MELISSA MICKELSEN NOTARY PUBLIC-STATE OF UTAH COMMISSION# 678976 COMM. EXP. 08-20-2018

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TOOELE COUNTY RECORDER

NO. 451183
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Garry Bolinder
DATE 7/3/17 TIME 10:55 BOOK PAGE
$ 33.00
FEE $
TOOELE COUNTY RECORDER