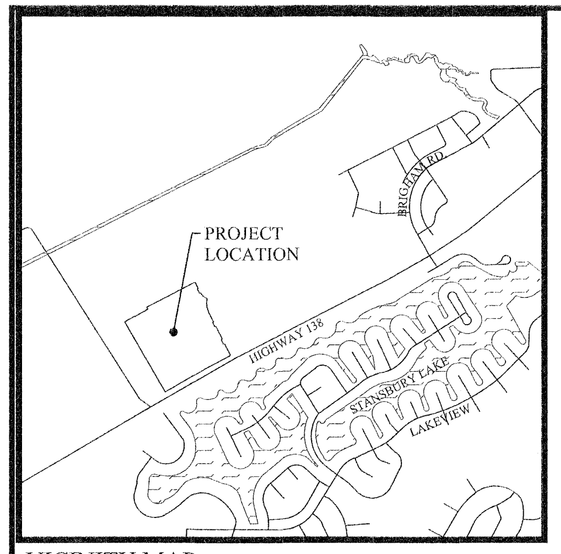
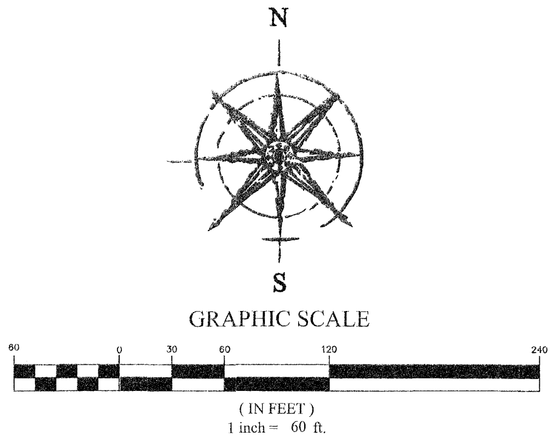
WILD HORSE RANCH

SUBDIVISION
PHASE 6
FINAL PLAT
LOCATED IN THE SE1/4 OF SECTION 17
& SW1/4 OF SECTION 16, T2S, R4W,
SALT LAKE BASE & MERIDIAN
STANSBURY PARK, TOOELE COUNTY, UTAH



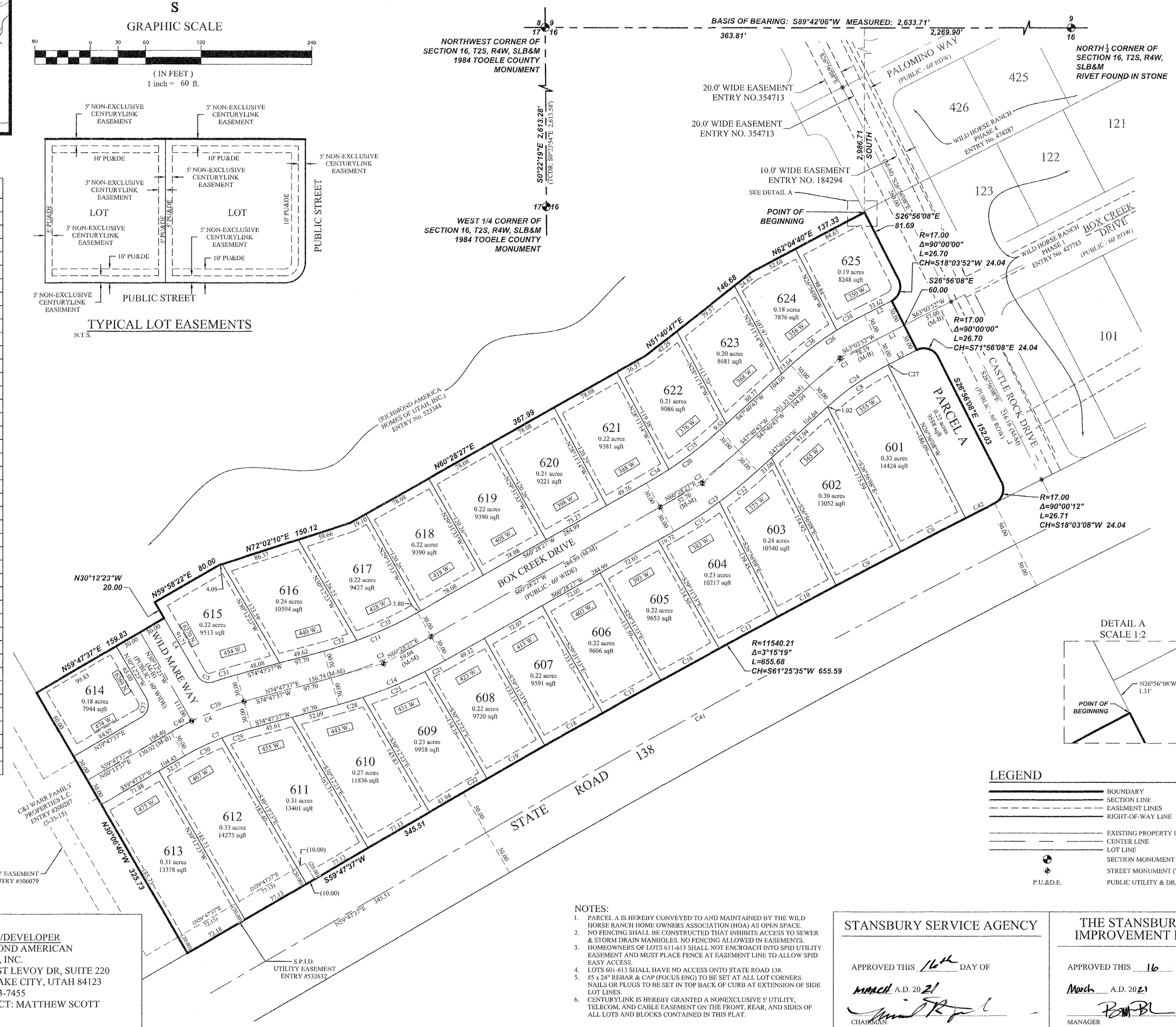
VICINITY MAP
N.T.S



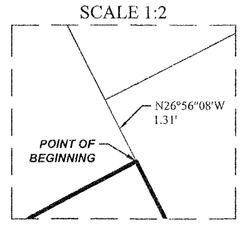
TYPICAL LOT EASEMENTS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00	15°23'09"	88.62	S55°22'17"W	88.35
C2	470.00	12°47'44"	104.96	S54°04'35"W	104.74
C3	470.00	14°19'11"	117.47	S67°38'02"W	117.16
C4	330.00	15°00'00"	86.39	S67°17'37"W	86.15
C5	15.00	79°08'43"	20.72	S69°46'44"E	19.11
C6	11540.21	0°23'32"	79.00	N62°40'59"E	79.00
C7	300.00	15°00'00"	78.54	S67°17'37"W	78.32
C8	300.00	15°05'00"	78.98	S55°13'13"W	78.75
C9	11540.21	0°23'32"	79.01	N62°17'27"E	79.01
C10	11540.21	0°21'27"	72.01	N61°54'57"E	72.01
C11	440.00	14°19'11"	109.97	N67°38'02"E	109.68
C12	500.00	6°03'54"	52.93	S50°42'40"W	52.90
C13	11540.21	0°21'27"	72.02	N61°33'30"E	72.02
C14	500.00	14°19'11"	124.96	S67°38'02"W	124.64
C15	500.00	6°43'50"	58.73	S57°06'32"W	58.70
C16	11540.21	0°21'28"	72.04	N61°12'03"E	72.04
C17	11540.21	0°21'28"	72.05	N60°50'35"E	72.05
C18	11540.21	0°21'28"	72.07	N60°29'07"E	72.07
C19	11540.21	0°21'29"	72.09	N60°07'38"E	72.09
C20	440.00	12°47'44"	98.26	S54°04'35"W	98.06
C21	500.00	2°49'00"	24.58	S61°52'57"W	24.58
C22	11540.21	0°08'59"	30.17	N59°52'25"E	30.17
C23	500.00	12°47'44"	111.66	S54°04'35"W	111.43
C24	300.00	15°23'09"	80.56	S55°22'17"W	80.32
C25	500.00	8°20'45"	72.83	S67°27'49"W	72.77
C26	360.00	15°23'09"	96.67	S55°22'17"W	96.38
C27	300.00	0°18'09"	1.58	N62°54'47"E	1.58
C28	500.00	3°09'26"	27.55	S73°12'55"W	27.55
C29	300.00	6°27'31"	33.82	S71°33'52"W	33.80
C30	300.00	8°32'29"	44.72	S64°03'52"W	44.68
C31	360.00	4°08'43"	26.05	N72°43'16"E	26.04
C32	440.00	4°52'08"	37.39	N72°21'33"E	37.38
C33	440.00	9°27'03"	72.58	N65°11'58"E	72.49
C34	440.00	3°41'32"	28.35	N58°37'41"E	28.35
C35	440.00	9°06'12"	69.91	N52°13'49"E	69.84
C36	360.00	9°57'45"	62.60	N52°39'35"E	62.52
C37	15.00	90°00'00"	23.56	N14°47'37"E	21.21
C38	360.00	5°25'24"	34.08	N60°21'10"E	34.06
C39	330.00	10°32'51"	60.75	S69°31'12"W	60.66
C40	330.00	4°27'09"	25.64	S62°01'12"W	25.64
C41	11490.21	3°15'19"	652.83	N61°25'35"E	652.75
C42	11540.21	0°10'29"	35.20	S62°58'00"W	35.20

Line Table		
LINE	DIRECTION	LENGTH
L1	S63°03'52"W	33.62
L2	S63°03'52"W	33.62
L3	S63°03'52"W	33.62
L4	S30°12'23"E	71.71



DETAIL A
SCALE 1:2



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT LINES
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- CENTER LINE
- LOT LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

NOTES:

1. PARCEL A IS HEREBY CONVEYED TO AND MAINTAINED BY THE WILD HORSE RANCH HOME OWNERS ASSOCIATION (HOA) AS OPEN SPACE.
2. NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
3. HOMEOWNERS OF LOTS 611-613 SHALL NOT ENCROACH INTO SPID UTILITY EASEMENT AND MUST PLACE FENCE AT EASEMENT LINE TO ALLOW SPID EASY ACCESS.
4. LOTS 601-613 SHALL HAVE NO ACCESS ONTO STATE ROAD 138.
5. #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.
6. CENTURYLINK IS HEREBY GRANTED A NONEXCLUSIVE 5' UTILITY, TELECOM, AND CABLE EASEMENT ON THE FRONT, REAR, AND SIDES OF ALL LOTS AND BLOCKS CONTAINED IN THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Spencer Llewelyn, 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 LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 03/15/21 STATE OF UTAH

03/15/2021
DATE

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 17 and the 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 on the Westerly line of WILD HORSE RANCH PHASE 1, according to the Official Plat thereof in the Office of the Tooele County Recorder, located S89°42'06"W along the Section line 2,269.90 feet and South 2,986.71 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.&M.; thence along said plat the following 6 (six) courses and distances: S26°56'08"E 81.69 feet; thence along the arc of a curve to the right with a radius of 17.00 feet a distance of 26.70 feet through a central angle of 90°00'00" Chord: S18°03'52"W 24.04 feet; thence S26°56'08"E 60.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 17.00 feet (radius bears: S26°56'07"E) a distance of 26.70 feet through a central angle of 90°00'00" Chord: S71°56'08"E 24.04 feet; thence S26°56'08"E 152.03 feet; thence along the arc of a curve to the right with a radius of 17.00 feet a distance of 26.71 feet through a central angle of 90°00'12" Chord: S18°03'08"W 24.04 feet; to a point of reverse curvature and the Northerly Right-of-Way line of State Road 138; thence along said right-of-way and along the arc of a curve to the left having a radius of 11,540.21 feet a distance of 655.68 feet through a central angle of 03°15'19" Chord: S61°25'35"W 655.59 feet; thence S59°47'37"W along said right-of-way 345.51 feet to a fence corner; thence N30°06'40"W along said fence 325.73 feet; thence N59°47'37"E 159.83 feet; thence N30°12'23"W 20.00 feet; thence N59°58'22"E 80.00 feet; thence N72°02'10"E 150.12 feet; thence N60°28'27"E 367.99 feet; thence N51°40'47"E 146.68 feet; thence N62°04'40"E 137.33 feet to the point of beginning.

Contains: 7.67 acres+/-
25 Lots
1 Parcel

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, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

WILD HORSE RANCH
SUBDIVISION
PHASE 6

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 I HAVE HEREUNTO SET MY
HAND THIS 15 DAY OF MARCH A.D. 2021

RICHMOND AMERICA HOMES OF UTAH, INC.
DIVISION PRESIDENT
Paul D. Peterson

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 15 DAY OF MARCH A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, Paul Peterson WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Division President OF Richmond American Homes A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7-28-2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 706644
KAY VAN WAGONER
PRINTED FULL NAME OF NOTARY

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

OWNER/DEVELOPER
RICHMOND AMERICAN HOMES, INC.
849 WEST LEVOY DR, SUITE 220
SALT LAKE CITY, UTAH 84123
(801) 743-7455
CONTACT: MATTHEW SCOTT

STANSBURY SERVICE AGENCY
APPROVED THIS 16th DAY OF MARCH A.D. 2021
CHAIRMAN

THE STANSBURY PARK IMPROVEMENT DISTRICT
APPROVED THIS 16 DAY OF March A.D. 2021
MANAGER

WILD HORSE RANCH
SUBDIVISION
PHASE 6
LOCATED IN THE SE1/4 OF SECTION 17 & SW1/4 OF SECTION 16, T2S, R4W, SALT LAKE BASE & MERIDIAN STANSBURY PARK, TOOELE COUNTY, UTAH

TOOELE COUNTY HEALTH DEPARTMENT
APPROVED THIS 17TH DAY OF MARCH A.D. 2021
DIRECTOR, TOOELE COUNTY HEALTH DEPARTMENT

NORTH TOOELE COUNTY FIRE DISTRICT
APPROVED THIS 16 DAY OF MARCH A.D. 2021
CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT

TOOELE COUNTY TREASURER
APPROVED AS TO FORM THIS 17 DAY OF March A.D. 2021 AT ___:___
ALL PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
Lynette Halterman
TOOELE COUNTY TREASURER

TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS 17 DAY OF March A.D. 2021
CHAIR, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY ATTORNEY
APPROVED AS TO FORM THIS 22nd DAY OF March A.D. 2021.
TOOELE COUNTY ATTORNEY

COUNTY SURVEY DEPARTMENT
RECORD OF SURVEY #: 2016-0015-01 & 02
APPROVED THIS 24TH DAY OF MARCH A.D. 2021 BY THE TOOELE COUNTY SURVEY DEPARTMENT.
TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY ENGINEERING DEPARTMENT
APPROVED THIS 24 DAY OF March A.D. 2021
~~DIRECTOR~~ PLANNER
TOOELE COUNTY ENGINEERING DEPARTMENT

TOOELE COUNTY RECORDER
NO. 539141
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Richmond American Homes of Utah, Inc
DATE 3/24/2021 TIME 2:32 pm
106.00
FEE $
Rylisha Vlm Deputy
TOOELE COUNTY RECORDER