

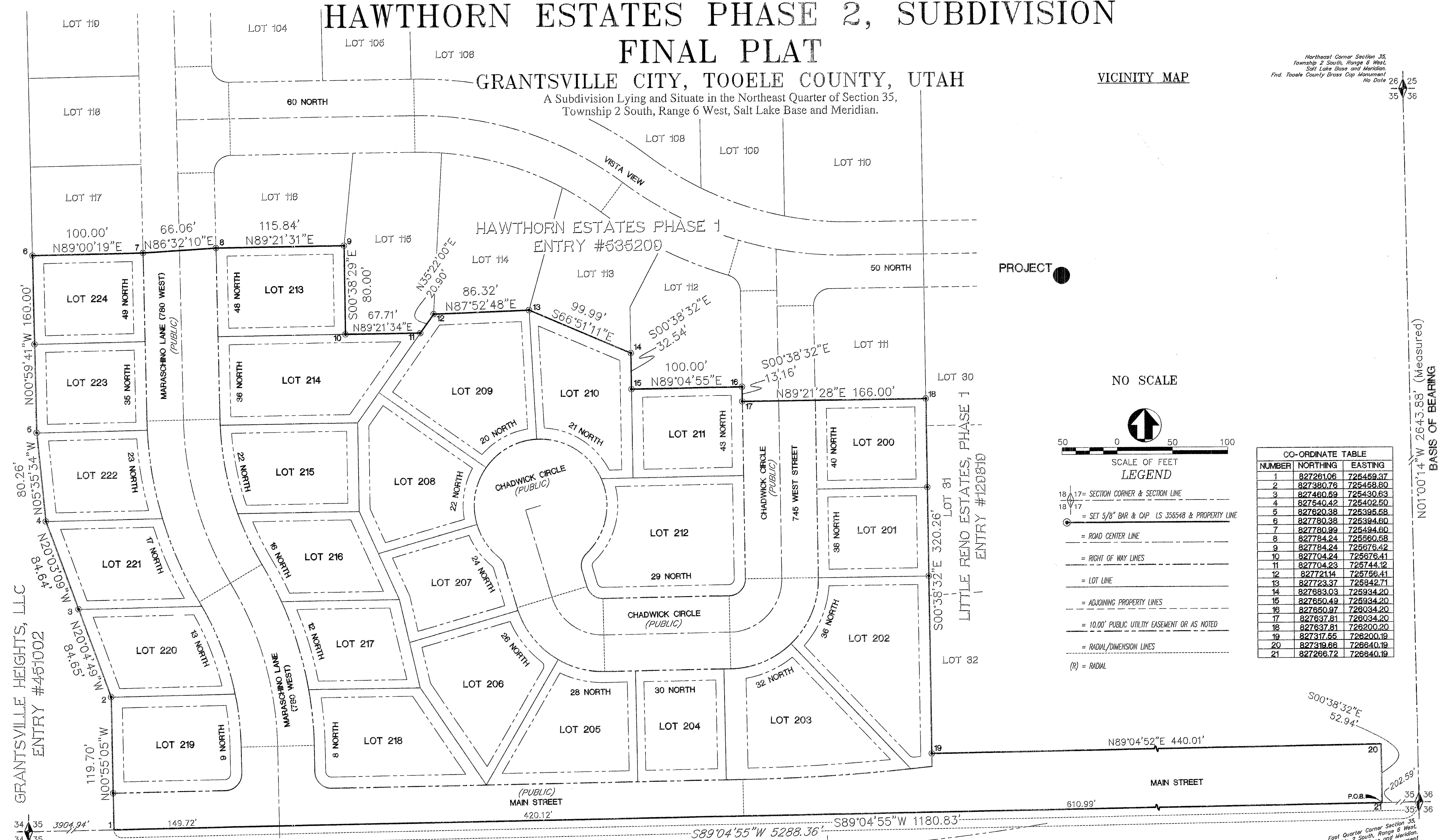
HAWTHORN ESTATES PHASE 2, SUBDIVISION FINAL PLAT

GRANTSVILLE CITY, TOOELE COUNTY, UTAH

A Subdivision Lying and Situate in the Northeast Quarter of Section 35,
Township 2 South, Range 6 West, Salt Lake Base and Meridian.

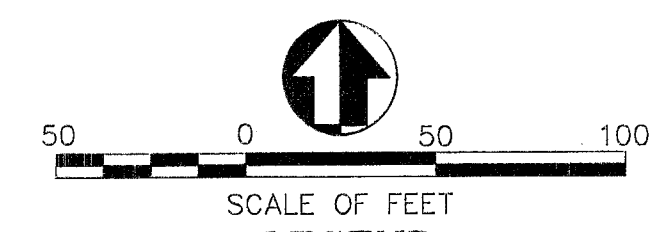
VICINITY MAP

North East Corner Section 35,
Township 2 South, Range 6 West,
Salt Lake Base and Meridian.
Fnd. Tooele County Brass Cap Monument
No Date 76 35 36



PROJECT

NO SCALE



NUMBER	NORTHING	EASTING
1	827261.06	725459.37
2	827380.76	725458.80
3	827460.69	725430.63
4	827540.42	725402.50
5	827620.38	725385.58
6	827700.38	725384.60
7	827780.99	725394.60
8	827784.24	725360.68
9	827784.24	725276.42
10	827704.24	725276.41
11	827704.23	725244.32
12	827721.14	725255.41
13	827723.37	725242.71
14	827683.03	725334.20
15	827650.49	725334.20
16	827650.97	725334.20
17	827637.81	725334.20
18	827637.81	725200.20
19	827517.55	725200.19
20	827319.66	725240.19
21	827266.72	725240.19

- 18 17 = SECTION CORNER & SECTION LINE
- 18 17 = SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
- = ROAD CENTER LINE
- = RIGHT OF WAY LINES
- = LOT LINE
- = ADJOINING PROPERTY LINES
- = 10.00' PUBLIC UTILITY EASEMENT OR AS NOTED
- = RADIAL/DIMENSION LINES
- (R) = RADIAL

SURVEYOR'S CERTIFICATE:
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me filed as survey #2019-0079 in accordance with Section 17-23-17 and that I have verified all measurements depicted hereon and that monuments shall be placed as shown.

LEGAL DESCRIPTION:
A parcel of land lying and situate in the Northeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah. Comprising a 5.02 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry 451002 of the Tooele County Records. Basis of Bearing for subject parcel being North 01°00'14" West 2643.88 feet (measured) between the Tooele County brass cap monuments monumentizing the east line of the Northeast Quarter of said Section 35. Subject parcel being more particularly described as follows:

Commencing at the Tooele County brass cap monument, stamped 1982, which is monumentizing the East Quarter Corner of said Section 35, thence South 89°04'55" West 202.59 feet coincident with the south line of the Northeast Quarter of said Section 35 to the TRUE POINT OF BEGINNING; Thence continuing coincident with said Quarter Section Line South 89°04'55" West 1180.83 feet; Thence departing said section line North 00°55'05" West 119.70 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 20°04'49" West 84.65 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 20°03'09" West 84.64 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 05°35'34" West 80.26 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°59'41" West 180.00 feet to a point on the south boundary of Hawthorn Estates Phase 1 and a number five rebar and cap stamped "PLS 356548"; Thence the following twelve (12) courses coincident with the south boundary of said Hawthorn Estates Phase 1, 1) North 89°00'19" East 100.00 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 86°32'10" East 66.06 feet to a number five rebar and cap stamped "PLS 356548"; 3) North 89°21'31" East 115.84 feet to a number five rebar and cap stamped "PLS 356548"; 4) South 00°38'29" East 80.00 feet to a number five rebar and cap stamped "PLS 356548"; 5) North 89°21'34" East 67.71 feet to a number five rebar and cap stamped "PLS 356548"; 6) North 35°22'00" East 20.90 feet to a number five rebar and cap stamped "PLS 356548"; 7) North 87°52'48" East 86.32 feet; 8) South 66°51'11" East 99.99 feet; 9) South 00°38'32" East 32.54 feet; 10) North 89°04'55" East 100.00 feet to a number five rebar and cap stamped "PLS 356548"; 11) South 00°38'32" East 13.16 feet to a number five rebar and cap stamped "PLS 356548"; 12) North 89°21'28" East 166.00 feet to the southeast corner of Lot 11 of said Hawthorn Estates and a point on the west boundary of Little Reno Estates Subdivision, Phase 1; Thence the following two (2) courses coincident with said west boundary 1) South 00°38'32" East 320.26 feet to the southwest corner of Lot 32 of said Phase 1; 2) North 89°04'52" East 440.01 feet; Thence departing said Phase 1 boundary South 00°38'32" East 52.94 feet to the point of beginning.

Contains 372,360 sq. ft., 8.55 acres, 25 Lots

OWNERS DEDICATION
Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots, as shown on this plat and name said tract HAWTHORN ESTATES PHASE 2, SUBDIVISION and hereby dedicate all those portions of said tract of land designated hereon as streets, the same to be used as public thoroughfares forever; and further dedicate, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Grantsville City in witness we have hereunto set our signature.

Signed this 23 day of September 2021.
Larry Jacobsen
Hawthorne Estate Investment LLC, a Nevada limited liability company
By: Larry Jacobsen, its Manager

Corporate ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF TOOELE }

On the 23 day of September 2021, personally appeared before me, the undersigned Notary, in and for said County of Tooele, in said State of Utah, the signer of the above Owner's Dedication, One in number, who duly acknowledged to me that he, Larry Jacobsen, is the Manager of Hawthorne Estate Investment LLC, a Nevada limited liability company and that he signed it freely and voluntarily and for the use and purpose therein mentioned.

Damaris B. Blumel July 15, 2024
Notary Public My Commission Expires

HAWTHORN ESTATES PHASE 2, SUBDIVISION, FINAL PLAT
GRANTSVILLE CITY, TOOELE COUNTY, UTAH
A Subdivision Lying and Situate in the Northeast Quarter of Section 35,
Township 2 South, Range 6 West, Salt Lake Base and Meridian.

- PLAT NOTES:**
- No rear yard drainage is allowed to discharge to adjacent private property. All rear yard drainage is required to drain to public road, or remain on lot in private retention basin.
 - Front and rear Public Utility Easements are 10.00' unless otherwise noted. Side yard Public Utilities are 7.50' unless otherwise noted.
 - This plat is in an area of Undetermined Flood Hazard Zone D.
 - All roads depicted on this plat are Public Roads and are dedicated to the City of Grantsville.

NOTE:
SHEET 1 OF 2 DEPICTS AND DEFINES THE SUBDIVISION BOUNDARY ONLY. SEE SHEET 2 OF 2 FOR LOT AND ROAD DIMENSIONS.

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North
Hooper, Utah 84315
(801) 792-1569
dave@boundaryconsultants.biz

<p>TOOELE COUNTY HEALTH DEPARTMENT</p> <p>APPROVED THIS <u>22nd</u> DAY OF <u>SEPTEMBER</u> A.D., 2021 BY THE TOOELE COUNTY HEALTH DEPARTMENT.</p> <p><i>[Signature]</i> TOOELE COUNTY HEALTH DEPARTMENT</p>	<p>COMMUNITY DEVELOPMENT</p> <p>APPROVED THIS _____ DAY OF _____ 2021 BY THE GRANTSVILLE COMMUNITY DEVELOPMENT.</p> <p>GRANTSVILLE COMMUNITY DEVELOPMENT</p>	<p>GRANTSVILLE CITY COUNCIL</p> <p>APPROVED THIS _____ DAY OF _____ 2021 BY THE GRANTSVILLE CITY MAYOR.</p> <p>MAJOR</p>	<p>GRANTSVILLE CITY PUBLIC WORKS</p> <p>APPROVED THIS <u>5th</u> DAY OF <u>October</u> 2021 BY GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.</p> <p><i>[Signature]</i> CITY PUBLIC WORKS DIRECTOR</p>
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SHEET 1 OF 2

<p>COUNTY SURVEY DEPARTMENT</p> <p>APPROVED THIS <u>16</u> DAY OF <u>November</u> A.D., 2021.</p> <p>RECORD OF SURVEY FILE: #2019-0079</p> <p><i>[Signature]</i> TOOELE COUNTY SURVEY DEPARTMENT</p>	<p>GRANTSVILLE CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><i>[Signature]</i> GRANTSVILLE CITY ENGINEER</p>	<p>CITY FIRE DEPARTMENT</p> <p>APPROVED THIS <u>8th</u> DAY OF <u>October</u> A.D., 2021 BY THE GRANTSVILLE CITY FIRE DEPARTMENT.</p> <p><i>[Signature]</i> GRANTSVILLE CITY FIRE CHIEF</p>	<p>CITY ATTORNEY APPROVAL</p> <p>APPROVED THIS <u>18th</u> DAY OF <u>Oct</u> 2021 BY THE GRANTSVILLE CITY ATTORNEY.</p> <p><i>[Signature]</i> GRANTSVILLE CITY ATTORNEY</p>	<p>CITY MAYOR APPROVAL</p> <p>APPROVED THIS <u>18th</u> DAY OF <u>October</u> 2021 BY THE GRANTSVILLE CITY MAYOR.</p> <p><i>[Signature]</i> MAYOR</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>7th</u> DAY OF <u>Oct</u> 2021 BY THE GRANTSVILLE CITY PLANNING COMMISSION.</p> <p><i>[Signature]</i> CHAIR, GRANTSVILLE CITY PLANNING COMMISSION</p>	<p>TOOELE COUNTY TREASURER</p> <p>I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL THIS <u>16th</u> DAY OF <u>November</u>, 2021.</p> <p><i>[Signature]</i> TOOELE COUNTY TREASURER</p>	<p>RECORDED # <u>FL0228</u></p> <p>STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF <u>Sandrock Development LLC</u></p> <p>DATE <u>11/16/2021</u> TIME <u>4:09pm</u> BOOK <u>21</u></p> <p>PAGE <u>101</u> FEE \$ <u>158.00</u></p> <p><i>[Signature]</i> TOOELE COUNTY RECORDER</p>
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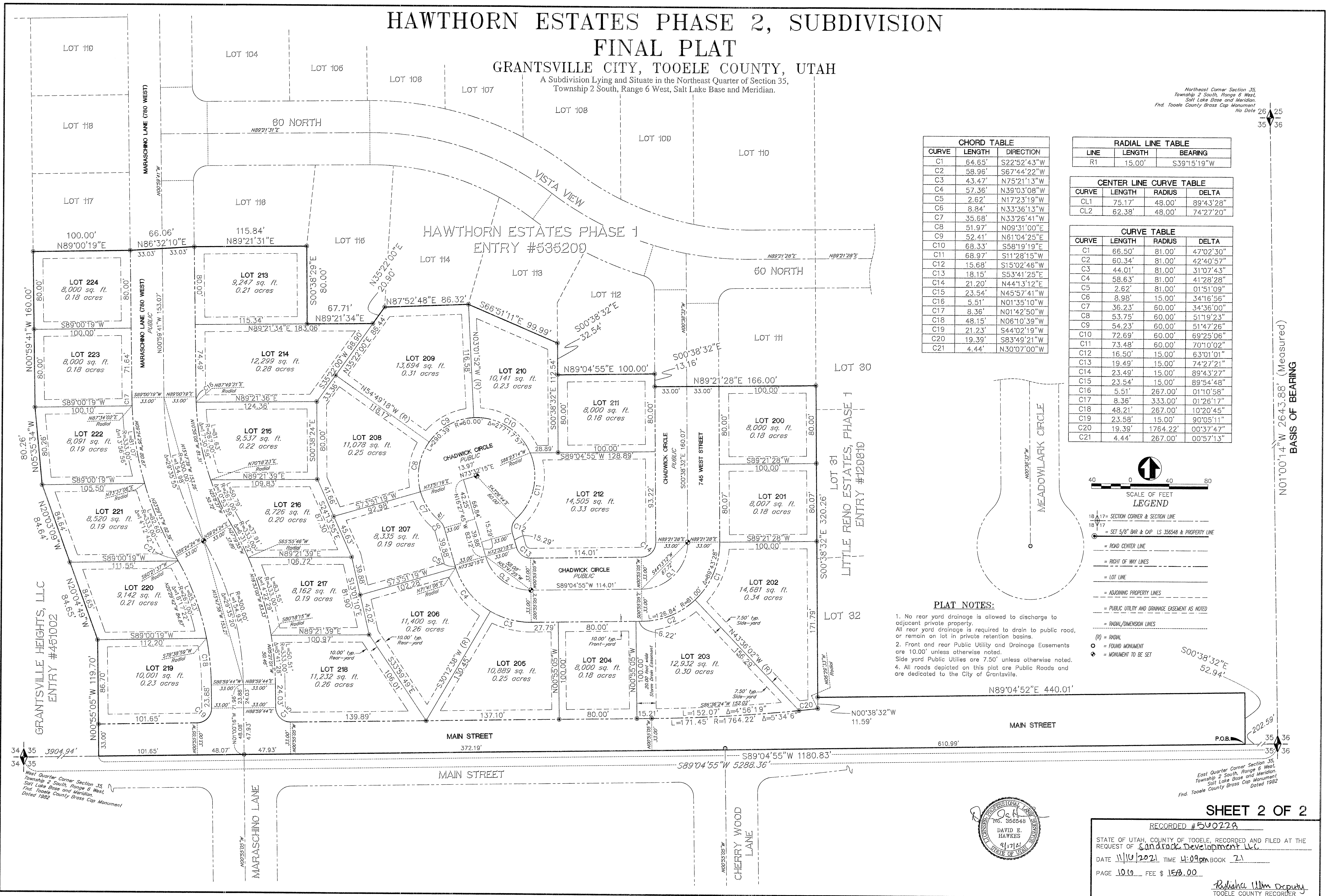
HAWTHORN ESTATES PHASE 2, SUBDIVISION FINAL PLAT

GRANTSVILLE CITY, TOOELE COUNTY, UTAH

A Subdivision Lying and Situate in the Northeast Quarter of Section 35,
Township 2 South, Range 6 West, Salt Lake Base and Meridian.

Northeast Corner Section 35,
Township 2 South, Range 6 West,
Salt Lake Base and Meridian.
Fnd. Tooele County Brass Cap Monument
No. Date

26
35 25
36

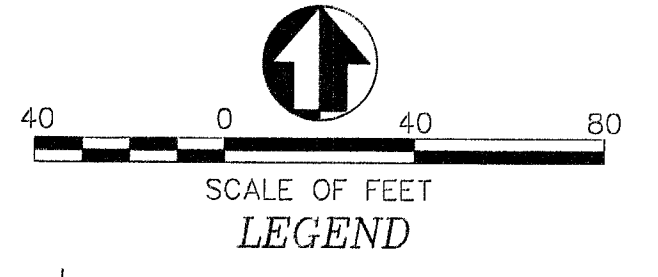


CHORD TABLE		
CURVE	LENGTH	DIRECTION
C1	64.65'	S22°52'43"W
C2	58.96'	S67°44'22"W
C3	43.47'	N75°21'13"W
C4	57.36'	N39°03'08"W
C5	2.62'	N17°23'19"W
C6	8.84'	N33°36'13"W
C7	35.68'	N33°26'41"W
C8	51.97'	N09°31'00"E
C9	52.41'	N61°04'25"E
C10	68.33'	S58°19'19"E
C11	68.97'	S11°28'15"W
C12	15.68'	S15°02'46"W
C13	18.15'	S53°41'25"E
C14	21.20'	N44°13'12"E
C15	23.54'	N45°57'41"W
C16	5.51'	N01°35'10"W
C17	8.36'	N01°42'50"W
C18	48.15'	N06°10'39"W
C19	21.23'	S44°02'19"W
C20	19.39'	S83°49'21"W
C21	4.44'	N30°07'00"W

RADIAL LINE TABLE		
LINE	LENGTH	BEARING
R1	15.00'	S39°15'19"W

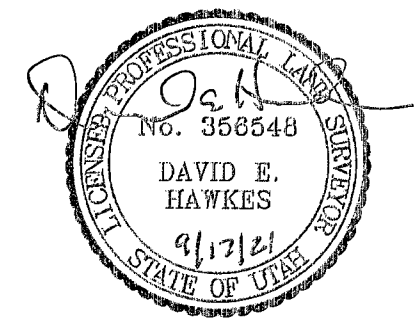
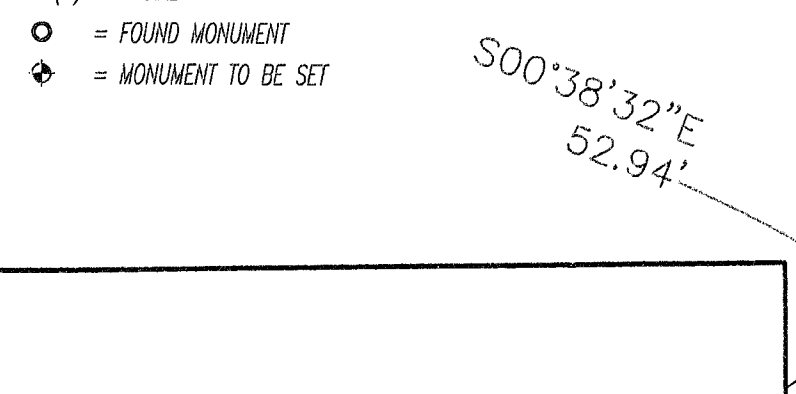
CENTER LINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CL1	75.17'	48.00'	89°43'28"
CL2	62.38'	48.00'	74°27'20"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	66.50'	81.00'	47°02'30"
C2	60.34'	81.00'	42°40'57"
C3	44.01'	81.00'	31°07'43"
C4	58.63'	81.00'	41°28'28"
C5	2.62'	81.00'	01°51'09"
C6	8.98'	15.00'	34°16'56"
C7	36.23'	60.00'	34°36'00"
C8	53.75'	60.00'	51°19'23"
C9	54.23'	60.00'	51°47'26"
C10	72.69'	60.00'	69°25'06"
C11	73.48'	60.00'	70°10'02"
C12	16.50'	15.00'	63°01'01"
C13	19.49'	15.00'	74°27'21"
C14	23.49'	15.00'	89°43'27"
C15	23.54'	15.00'	89°54'48"
C16	5.51'	267.00'	01°10'58"
C17	8.36'	333.00'	01°26'17"
C18	48.21'	267.00'	10°20'45"
C19	23.58'	15.00'	90°05'11"
C20	19.39'	1764.22'	00°37'47"
C21	4.44'	267.00'	00°57'13"



PLAT NOTES:

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- Front and rear Public Utility and Drainage Easements are 10.00' unless otherwise noted. Side yard Public Utilities are 7.50' unless otherwise noted.
- All roads depicted on this plat are Public Roads and are dedicated to the City of Grantsville.



SHEET 2 OF 2

RECORDED #50228

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF Sandrock Development LLC

DATE 11/10/2021 TIME 4:09pm BOOK 21

PAGE 109 FEE \$ 158.00

Rafisha Wilm Deputy TOOELE COUNTY RECORDER