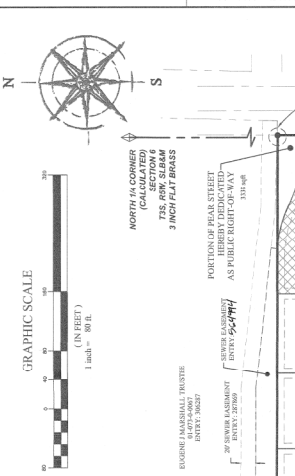
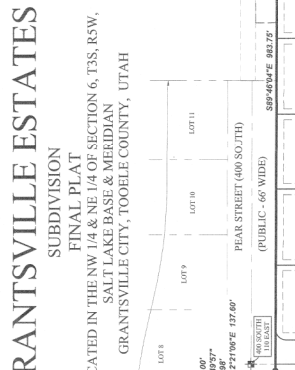
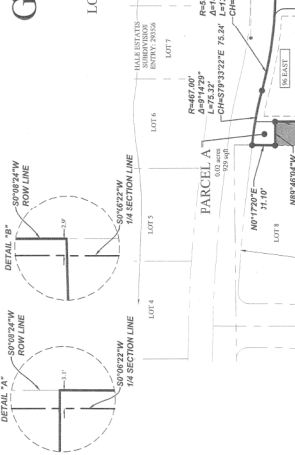
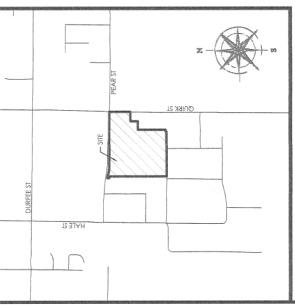


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



**GRANTSVILLE ESTATES**  
SUBDIVISION  
FINAL PLAT  
LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 6, T3S, R3W,  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**NOTES**

1. THE PLAT OF RECORD SHALL BE SET AT ALL BEARINGS, NAILS OR PEGS TO BE SET IN THE BACK OF CURB AT EXTENSION OF SIDE LOTS LINES, IN LINE OF REBAR AND CAPS AT FRONT LOT LINE.
2. VISUAL OBSTRUCTIONS SHALL BE PLACED IN SET TRIANGLES AT INTERSECTIONS AND DRIVEWAY ENTRANCES.
3. A NON-BUILDABLE PARCEL TO BE RETAINED AND NOT SAVED BY THE OWNER.
4. LOTS 107, 108, 118, 119 SHALL NOT HAVE SECONDARY ACCESS TO SOUTH STREET AS IT IS A COLLECTOR STREET.
5. SECONDARY ACCESS TO ANY LOT OR PARCEL SHALL BE APPROVED BY GRANTSVILLE CITY.
6. LOTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
7. LOTS 101, 124, 133 SHALL NOT HAVE SECONDARY ACCESS TO PEAK STREET AS IT IS A COLLECTOR STREET.
8. SECONDARY ACCESS TO ANY LOT IN THE SUBDIVISION MUST BE APPROVED BY GRANTSVILLE CITY.
9. AREAS AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THIS REQUIREMENT WILL RUN WITH PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.
10. SEE SHEET FOR LOT DETAILS.

**LEGEND**

- SECTION LINE
- BOUNDARY MARKING
- SECTION MONUMENT (TO BE SET)
- MONUMENT TO BOUNDARY
- BOUNDARY MARKING
- PRIVATE BARRIERS/RETENTION AREA
- UTILITY AND WATER RETENTION BASINS

**BOUNDARY DESCRIPTION**

A portion of the NW 1/4 and NE 1/4 of Section 6, T3S, R3W, Range 5 West, Salt Lake Base and Meridian, Grantsville, Utah, more particularly described as follows: (Refer to Subdivision Plat No. 2022-016, dated December 10, 1991, in the Office of the Tooele County Recorder, located at 809 S. 2100 E., Salt Lake City, Utah, for the calculated position of the West 1/4 Corner of Section 6, T3S, R3W, Salt Lake Base and Meridian, and point of beginning of the subdivision shown on the plat.)

Starting at the West 1/4 Corner of Section 6, T3S, R3W, Salt Lake Base and Meridian, and point of beginning of the subdivision shown on the plat, the boundary line of said subdivision is as follows: (Refer to Subdivision Plat No. 2022-016, dated December 10, 1991, in the Office of the Tooele County Recorder, located at 809 S. 2100 E., Salt Lake City, Utah, for the calculated position of the West 1/4 Corner of Section 6, T3S, R3W, Salt Lake Base and Meridian, and point of beginning of the subdivision shown on the plat.)

Starting at the West 1/4 Corner of Section 6, T3S, R3W, Salt Lake Base and Meridian, and point of beginning of the subdivision shown on the plat, the boundary line of said subdivision is as follows: (Refer to Subdivision Plat No. 2022-016, dated December 10, 1991, in the Office of the Tooele County Recorder, located at 809 S. 2100 E., Salt Lake City, Utah, for the calculated position of the West 1/4 Corner of Section 6, T3S, R3W, Salt Lake Base and Meridian, and point of beginning of the subdivision shown on the plat.)

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE PARCEL AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREIN TO BE KNOWN AS

**GRANTSVILLE ESTATES**

SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THESE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC AND PRIVATE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS AND EASEMENTS FOR THE SAID COMPANIES TO INSTALL, MAINTAINANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF TOOELE COUNTY, UTAH, THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

BY: *[Signature]*  
DATE: 1/21/22

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE PARCEL AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREIN TO BE KNOWN AS

**GRANTSVILLE ESTATES**

SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THESE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC AND PRIVATE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS AND EASEMENTS FOR THE SAID COMPANIES TO INSTALL, MAINTAINANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF TOOELE COUNTY, UTAH, THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

BY: *[Signature]*  
DATE: 1/21/22

**TOOELE COUNTY ATTORNEY**

APPROVED AS TO FORM ON THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**TOOELE COUNTY TREASURER**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**TOOELE COUNTY ASSESSOR**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**GRANTSVILLE CITY MAYOR**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**GRANTSVILLE CITY ENGINEER OR DESIGNER**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**GRANTSVILLE CITY FIRE DEPARTMENT**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**GRANTSVILLE CITY PUBLIC WORKS**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**GRANTSVILLE CITY PLANNING COMMISSION**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**TOOELE COUNTY SURVEYOR**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**TOOELE COUNTY RECORDER**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**GRANTSVILLE ESTATES**

SUBDIVISION

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 6, T3S, R3W,  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

STATE OF UTAH  
COUNTY OF TOOELE  
NOTARY PUBLIC, IN AND FOR THE COUNTY OF TOOELE, UTAH

MY COMMISSION EXPIRES: 10/18/22

BY: *[Signature]*  
DATE: 1/21/22

**TOOELE COUNTY RECORDER**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**TOOELE COUNTY SURVEYOR**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**GRANTSVILLE CITY ENGINEER OR DESIGNER**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

**TOOELE COUNTY RECORDER**

APPROVED THIS 21<sup>ST</sup> DAY OF JANUARY, A.D. 2022.

*[Signature]*

DATE: 01/21/2022

190

BK 22 PG 006

# GRANTSVILLE ESTATES

SUBDIVISION  
FINAL PLAN  
LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 6, T3S, R3W,  
SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



Curve Table

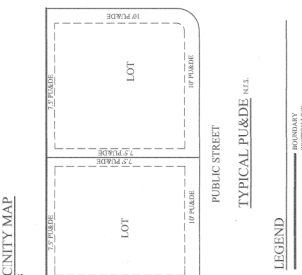
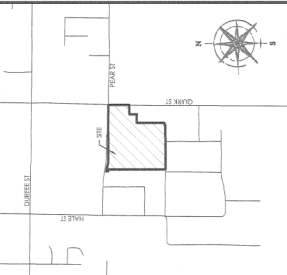
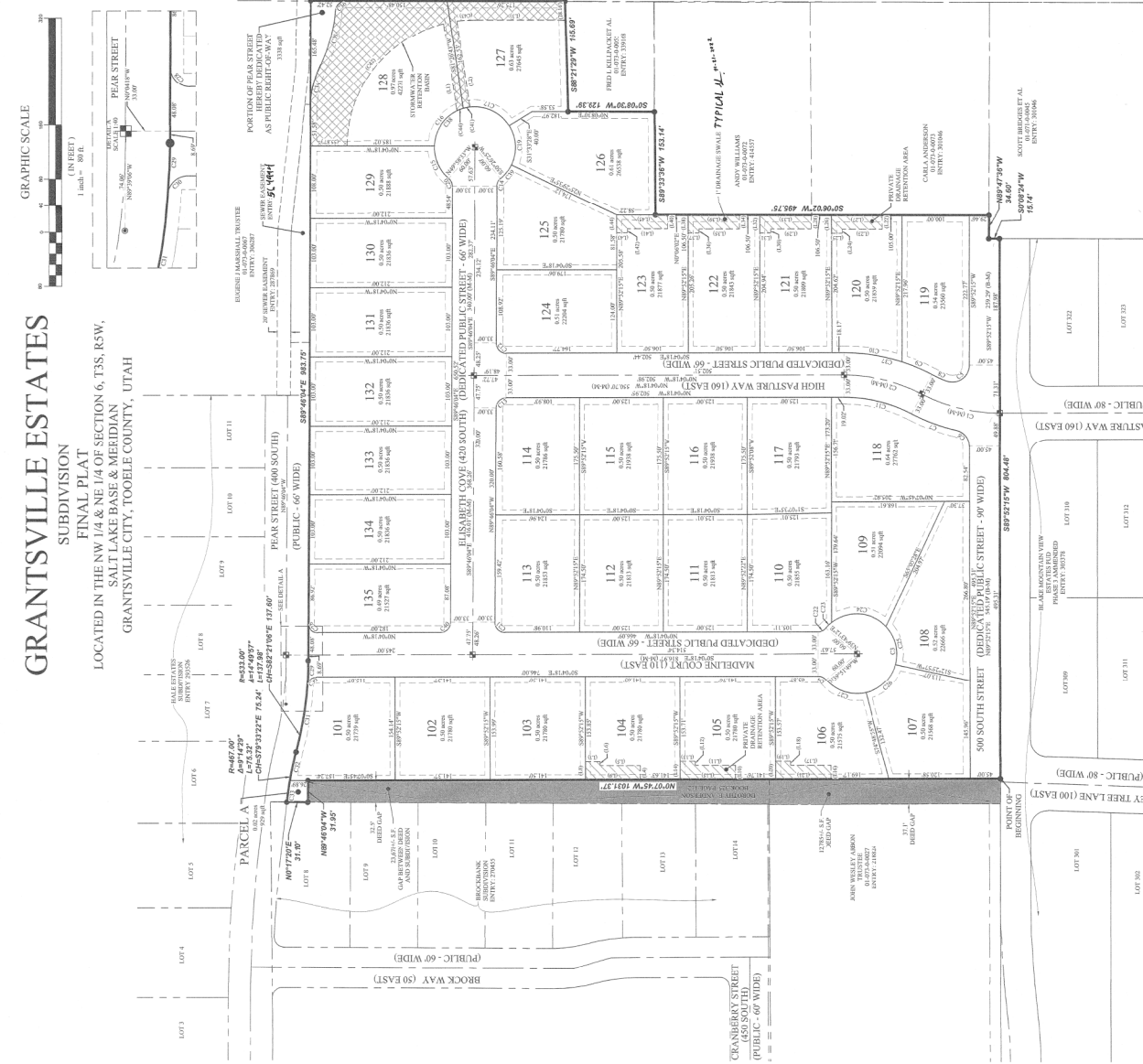
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1 (0+00)	250.00	27°30'00"	128.33	N14°44'00"E	116.42	61.49
C2 (0+50)	60.00	207°25'00"	203.53	N07°52'00"E	193.43	45.50
C3	60.00	207°25'00"	203.53	N07°52'00"E	193.43	45.50
C4	60.00	207°25'00"	203.53	N07°52'00"E	193.43	45.50
C5	60.00	207°25'00"	203.53	N07°52'00"E	193.43	45.50
C6	250.00	27°30'00"	128.33	N14°44'00"E	116.42	61.49
C7	275.00	18°20'00"	114.60	S20°10'00"E	114.60	36.02
C8	275.00	18°20'00"	114.60	S20°10'00"E	114.60	36.02
C9	283.00	9°40'00"	62.31	N22°40'00"E	62.31	24.17
C10	283.00	9°40'00"	62.31	N22°40'00"E	62.31	24.17
C11	271.00	27°30'00"	128.33	N14°44'00"E	116.42	61.49
C12	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C13	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C14	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C15	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C16	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C17	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C18	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C19	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C20	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C21	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C22	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C23	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C24	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C25	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C26	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C27	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C28	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C29	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C30	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C31	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C32	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C33	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C34	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C35	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C36	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C37	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C38	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C39	60.00	18°00'00"	56.28	N04°00'00"E	52.43	26.15
C40	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00
C41	15.00	90°18'00"	2.64	S00°00'00"E	2.64	15.00

Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
(E1)	60.00	18°00'00"	56.28	S17°42'00"E	116.2	5.0
(E2)	150.00	27°00'00"	128.99	S15°00'00"E	231.4	146.41
(E3)	150.00	27°00'00"	128.99	S15°00'00"E	231.4	146.41
(E4)	60.00	18°00'00"	56.28	S17°42'00"E	116.2	5.0

Easement Line Table

LINE	DIRECTION	LENGTH	LINE DIRECTION	LINE DIRECTION	LENGTH
(L1)	N07°52'00"E	13.92	S07°52'00"W	S07°52'00"W	60.00
(L2)	S07°52'00"W	20.82	N07°52'00"E	N07°52'00"E	6.00
(L3)	N07°52'00"E	14.99	S07°52'00"W	S07°52'00"W	6.00
(L4)	N07°52'00"E	20.82	S07°52'00"W	S07°52'00"W	27.00
(L5)	N07°52'00"E	60.00	S07°52'00"W	S07°52'00"W	6.00
(L6)	N07°52'00"E	6.00	S07°52'00"W	S07°52'00"W	27.00
(L7)	N07°52'00"E	22.55	S07°52'00"W	S07°52'00"W	20.82
(L8)	S07°52'00"W	27.00	N07°52'00"E	N07°52'00"E	6.00
(L9)	N07°52'00"E	6.00	S07°52'00"W	S07°52'00"W	6.00
(L10)	N07°52'00"E	20.82	S07°52'00"W	S07°52'00"W	27.00
(L11)	N07°52'00"E	6.00	S07°52'00"W	S07°52'00"W	6.00
(L12)	N07°52'00"E	22.55	S07°52'00"W	S07°52'00"W	20.82
(L13)	N07°52'00"E	6.00	S07°52'00"W	S07°52'00"W	6.00
(L14)	N07°52'00"E	27.00	S07°52'00"W	S07°52'00"W	20.82
(L15)	N07°52'00"E	6.00	S07°52'00"W	S07°52'00"W	6.00
(L16)	N07°52'00"E	20.82	S07°52'00"W	S07°52'00"W	27.00
(L17)	N07°52'00"E	6.00	S07°52'00"W	S07°52'00"W	6.00
(L18)	N07°52'00"E	22.55	S07°52'00"W	S07°52'00"W	20.82
(L19)	N07°52'00"E	6.00	S07°52'00"W	S07°52'00"W	6.00
(L20)	N07°52'00"E	27.00	S07°52'00"W	S07°52'00"W	20.82



**NOTES**

- OWNER SHALL MAINTAIN THE 12" DIA. 18" DEPTH STORMWATER COLLECTION SYSTEM IN THE SUBDIVISION.
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PREPARED BY  
**FOCUS**  
ENGINEERING & SURVEYING, LLC  
10000 FOCUS DRIVE, SUITE 100  
GRANTSVILLE, UT 84004  
(801) 478-1000

DATE: 01/06/2022  
SHEET: 2 OF 2

PREPARED FOR  
GTM BUILDERS  
10000 FOCUS DRIVE, SUITE 100  
GRANTSVILLE, UT 84004  
(801) 478-1000

TOOELE COUNTY RECORDER  
NO. 545166  
STATE OF UTAH COUNTY OF TOOELE RECORDED & FILED AT THE  
CLERK'S OFFICE OF TOOELE COUNTY, UTAH  
DATE: 1/14/22 TIME: 3:28pm  
PAGE: 3

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

BK-22-PG-006