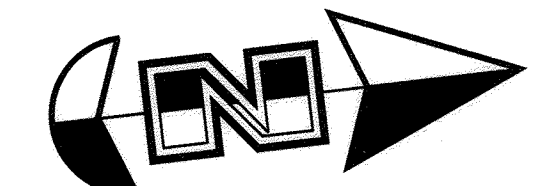


# Tooele Landing

Tooele City

A Part of the Southeast Quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Base & Meridian, U.S. Survey Tooele County, Utah

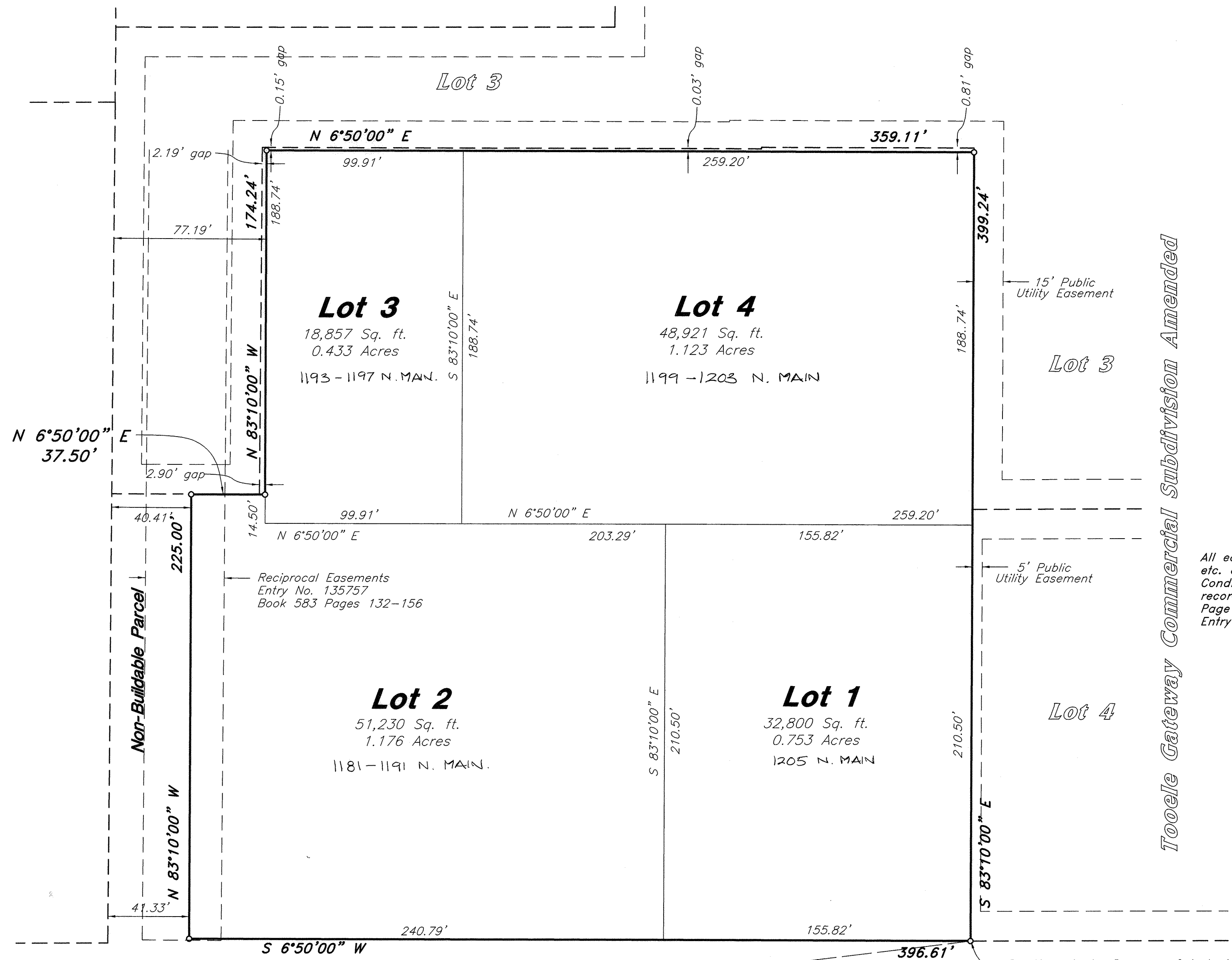


Scale: 1" = 40'



South Quarter Corner of Section 16, T3S, R4W, SLB&M, U.S. Survey (Found Monument)  
X=808978.43  
Y=77301.60

S 89°43'06" W TOOPS (Basis of Bearings)  
1450.00'



Tooele Gateway Commercial Subdivision Amended

### CC&R NOTE:

All easements for access, utilities, drainage, parking, etc. are addressed in the Declaration of Covenants, Conditions and Restrictions, Grants of Easements recorded Sept. 6, 2002 in Entry No. 187030, Book 778, Page 53-69 and Amended on \_\_\_\_\_ in Entry No. \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.

### Legend

- ◆ Found Section Corner Monument
- Set Rebar with GBES Plastic Cap
- TCDS Tooele County Dependent Resurvey

Southeast Corner of Section 16, T3S, R4W, SLB&M, U.S. Survey (Found Monument)  
X=808991.42  
Y=79944.06

1192.81'  
16' 15"  
2642.19' (2642.81' Measured) 21' 22"

**Narrative**  
This Subdivision was requested by Novasource Development to provide four commercial lots.  
Monuments were found for the Southeast corner and the South quarter corner of Section 16 and the County Bearing of S 89°43'06" W was assigned to a line between these two monuments as shown on the Tooele County Dependent Resurvey Plat as the Basis of Bearings.  
No Highway Right-of-way monuments were recovered. The Highway Boundary Line shown Utilizes the deed call for this property.  
Coordinates shown are from the Official State Coordinate & Dependent Resurvey Plat of the Tooele County Surveyor.

**Surveyor's Certificate**  
I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as:

**Tooele Landing**  
And that the same has been correctly surveyed and staked on the ground as shown on this plat.

**Boundary Description**  
A part of the Southeast Quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey in Tooele City, Tooele County, Utah:  
Beginning at the Southeasterly Corner of Lot 4 of the Tooele Gateway Commercial Subdivision as amended at a point on the Westerly Line of Utah State Highway 36 being 1192.81 feet South 89°43'06" West along the Section Line; and 1456.20 feet North 0°16'54" West from the Southeast Corner of said Section 16; and running thence South 6°50'00" West 396.61 feet along said Westerly Line of State Highway 36; thence North 83°10'00" West 225.00 feet; thence North 6°50'00" East 37.50 feet; thence North 83°10'00" West 174.24 feet; thence North 6°50'00" East 359.11 feet to a point on the South line of Lot 3 of said Tooele Gateway Commercial Subdivision as Amended; thence South 83°10'00" East 399.24 feet along said Lot 3 and the Southerly Line of said Lot 4 to the point of beginning.

Contains 151,809 sq. ft. Or 3.485 acres

**Owner's Dedication**  
Know all men by these presents that the undersigned owner(s) of the Tract of land described herein as TOOELE LANDING, located on said tract of Land, has caused same to be subdivided into lots and streets to be hereafter known as:  
**Tooele Landing**  
do hereby dedicate for perpetual use of the public all parcels of land shown as this plat as intended for Public use.  
dated this \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_\_\_  
Mack Group, L.L.C. Novasource Utah, L.L.C.  
Mark Group LLC Ronald D. Witzel  
Deborah J. Hanson Ronald D. Witzel, Vice President of Novasource Management, Inc. Manager

**Acknowledgment**  
STATE OF UTAH } SS  
County of \_\_\_\_\_  
On the 20th Day of November, A.D., 2002, personally appeared before me, the undersigned notary, Ronald D. Witzel who after being duly sworn, testified to me that he is the VICE PRESIDENT of Mack Group, L.L.C., and that said Owners Dedication was signed by him in behalf of said company and that said company executed the same.  
My commission expires: 9/20/04 Carol M. Bellon Notary Public  
Residing at: SALT LAKE CITY, UT CAROL M. BELLON Print Name

**Acknowledgment**  
STATE OF UTAH } SS  
County of \_\_\_\_\_  
On the 20th Day of November, A.D., 2002, personally appeared before me, the undersigned notary, Carol M. Bellon who after being duly sworn, testified to me that he is the VICE PRESIDENT of Novasource Utah, L.L.C., and that said Owners Dedication was signed by him in behalf of said company and that said company executed the same.  
My commission expires: 3/20/04 Carol M. Bellon Notary Public  
Residing at: SALT LAKE CITY, UT CAROL M. BELLON Print Name

**Tooele County Health Department**  
Approved this 22nd Day of NOVEMBER A.D., 2002 by the Tooele County Health Department.  
*[Signature]*  
Tooele County Health Department

**Tooele County Treasurer**  
Approved this 7th Day of March A.D., 2003 by the Tooele County Treasurer.  
*[Signature]*  
Tooele County Treasurer

**Tooele Landing**  
A Part of the Southeast Quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Base & Meridian, U.S. Survey

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

**Owner / Developer**  
NOVASOURCE DEVELOPMENT  
2180 SOUTH 1300 EAST, SUITE 410  
SLC, UT 84106 (801) 484-3440

**City Attorney**  
Approved as to form this 7th Day of March A.D., 2002.  
*[Signature]*  
Tooele City Attorney

**Tooele City Engineer**  
Approved as to form this 10th Day of January A.D., 2003  
*[Signature]*  
Tooele City Engineer

**Community Development**  
Approved as to form this 6th Day of November A.D., 2002.  
*[Signature]*  
Tooele City Community Development

**Tooele City Planning Commission**  
Approved this 13th Day of November A.D., 2002 by the Tooele City Planning Commission.  
*[Signature]*  
Chairman Tooele City Planning Comm.

**Tooele City Council**  
Approved this 20th Day of November A.D., 2002 by the Tooele City Council.  
*[Signatures]*  
Attest: City Recorder

**Tooele County Recorder**  
No. 197488 State of Utah  
County of Tooele, Recorded & Filed at the Request of Novasource Development LLC  
Date: March 18, 2003 Time: 3:44pm Book 828 Page 922  
\$34.00 Fee \$  
*[Signature]*  
Tooele County Recorder