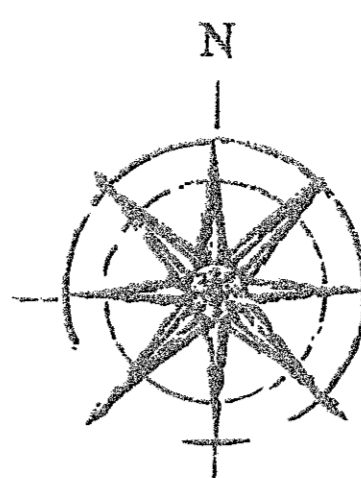


SUNSET ESTATES SUBDIVISION

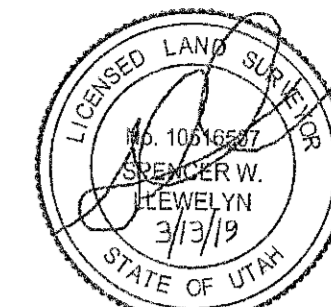
PHASE 8
FINAL PLAT
LOCATED IN THE SW1/4 OF SECTION 9, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, 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 owner(s) that I have completed a Survey of the property described in 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 W. LLEWELLYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

3/13/19 DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at the West 1/4 Corner of Section 9, T3S, R4W, SLB&M; thence N89°41'22"E along the 1/4 Section line 614.33 feet; thence S00°18'38"E 42.00 feet; thence S00°22'44"E 165.00 feet; thence S89°41'22"W 31.85 feet; thence S00°22'51"E 417.01 feet; thence N89°41'22"E 2.00 feet; thence S00°22'51"E 143.32 feet; thence N75°02'02"E 12.07 feet; thence S14°57'58"E 165.00 feet to the Northernly line of SUNSET ESTATES PHASE 7, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said plat the following 10 (ten) courses and distances: S75°02'02"W 21.27 feet; thence S77°00'42"W 40.78 feet; thence S84°07'54"W 41.96 feet; thence S89°37'09"W 200.51 feet; thence N00°22'51"W 103.00 feet; thence N00°06'16"E 60.00 feet; thence N00°22'44"W 106.58 feet; thence S89°41'34"W 160.00 feet; thence S00°22'46"E 18.79 feet; thence S89°37'09"W 176.08 feet to the Section line; thence N00°20'00"W along the Section line 691.95 feet to the point of beginning.

Contains: 10.90 acres +/-
1 OPEN SPACE PARCEL
21 LOTS

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.

ROCKY MOUNTAIN POWER

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 12th DAY OF April A.D. 2019

ROCKY MOUNTAIN POWER

BY: *Lwa Balen*

TITLE: Estimator

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-336-8532.

APPROVED THIS 17 DAY OF April A.D. 2019

DOMINION ENERGY COMPANY

BY: *S.A. Cline*

TITLE: The Construction

CITY COUNCIL

APPROVED THIS 19th DAY OF MAY A.D. 2019 BY THE TOOELE CITY COUNCIL.

Melinda M. Stedje
TOOELE CITY COUNCIL MEMBER

Scott
TOOELE CITY COUNCIL MEMBER

Scott
TOOELE CITY COUNCIL MEMBER

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Scott
TOOELE CITY COUNCIL MEMBER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
I, *Scott W. Richards*, (C) Development
on the 16th DAY OF April A.D. 2019 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE President of Hallmark Homes and 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: June 15, 2019
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 683711
Scott W. Richards
PRINTED FULL NAME OF NOTARY

SUNSET ESTATES SUBDIVISION PHASE 8

LOCATED IN THE SW1/4 OF SECTION 9, T3S, R4W,
SALT LAKE BASE & MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

ENTRY NO. 493357
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF
Rustin J. Tolbert
DATE 9/10/19 TIME 2:44
\$100.00 FEE \$
Mardi Morehead Duff
TOOELE COUNTY RECORDER

VICINITY MAP

N.T.S.

- LEGEND:
- #5x24" REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PIN TO BE SET AT CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - STREET MONUMENTS TO BE SET PER TOOELE COUNTY SURVEYOR'S SPECIFICATIONS.
 - PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE)
 - PARCEL A (OPEN SPACE) IS HEREBY DEDICATED TO TOOELE CITY.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	61.61	132.00	26°44'29"	31.38	S13°40'49"E	61.03
C2	61.43	132.00	26°39'50"	31.28	S13°42'46"E	60.88
C3	75.39	162.00	26°39'50"	38.39	S13°42'46"E	74.71
C4	47.47	102.00	26°39'50"	24.17	S13°42'46"E	47.04
C5	93.54	59.50	90°04'13"	59.57	S44°39'15"W	84.20
C6	140.70	39.50	90°04'13"	89.61	S44°39'15"W	126.65
C7	60.11	200.00	17°13'13"	30.28	N08°59'27"W	59.88
C8	69.13	230.00	17°13'13"	34.83	N08°59'27"W	68.87
C9	51.69	170.00	17°13'13"	25.74	N08°59'27"W	50.90
C10	60.12	200.00	17°13'19"	30.29	N08°59'24"W	59.89
C11	76.37	300.00	14°35'07"	38.39	N82°19'36"E	76.16
C12	84.00	330.00	14°35'07"	42.23	N82°19'36"E	83.78
C13	48.63	162.00	17°11'52"	24.50	N08°58'47"W	48.44
C14	26.76	162.00	9°27'58"	13.41	N22°18'42"W	26.73
C15	47.61	102.00	26°44'36"	24.25	N13°40'52"W	47.18
C16	75.61	162.00	26°44'36"	38.50	S13°40'40"E	74.92
C17	38.65	102.00	21°42'33"	19.50	S16°11'24"E	38.42
C18	8.82	102.00	4°57'17"	4.41	S02°51'29"E	8.82
C19	46.37	29.50	90°04'13"	29.54	N44°39'13"E	41.74
C20	46.30	29.50	89°55'47"	29.46	N45°20'45"W	41.69
C21	67.13	230.00	16°43'24"	33.81	N08°44'33"W	66.89
C22	1.99	230.00	0°29'49"	1.00	S17°21'10"E	1.99
C23	51.10	170.00	17°13'19"	25.74	S08°59'24"E	50.91
C24	46.34	29.50	89°59'53"	29.50	S44°37'12"W	41.72
C25	24.27	327.30	4°14'58"	12.14	S87°30'43"W	24.27
C26	59.73	331.11	10°20'09"	29.95	S89°13'09"W	59.65
C27	39.59	270.00	8°24'05"	19.83	S79°14'05"W	39.50
C28	49.52	29.50	96°11'08"	32.87	N48°28'19"W	43.91
C29	69.13	230.00	17°13'19"	34.83	N08°59'24"W	68.87
C30	33.66	170.00	11°20'36"	16.88	S11°55'46"E	33.60
C31	17.44	170.00	5°32'37"	8.73	N03°19'09"W	17.43
C32	46.37	29.50	90°04'13"	29.53	S44°38'46"W	41.74
C33	46.35	29.50	90°01'22"	29.51	S44°40'41"W	41.73

- LEGEND:
- BOUNDARY
 - SECTION LINE
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - MONUMENT TO MONUMENT
 - MONUMENT TO BOUNDARY
 - STREET MONUMENT (EXISTING)

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
33 WEST CENTER STREET
MIDVALE, UTAH 84047 P.O. (801) 353-0073
www.focusur.com

COUNTY HEALTH DEPARTMENT
APPROVED THIS 18th DAY OF APRIL A.D. 2019 BY THE TOOELE COUNTY HEALTH DEPARTMENT.
Scott W. Richards
TOOELE COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION
APPROVED THIS 24th DAY OF APRIL A.D. 2019 BY THE TOOELE CITY PLANNING COMMISSION.
Scott W. Richards
CHAIR, TOOELE CITY PLANNING COMMISSION

CITY ATTORNEY
APPROVED AS TO FORM THIS 5th DAY OF September A.D. 2019
Scott W. Richards
TOOELE CITY ATTORNEY

CITY ENGINEER
APPROVED AS TO FORM THIS 6th DAY OF September A.D. 2019
Scott W. Richards
TOOELE CITY ENGINEER

COMMUNITY DEVELOPMENT
APPROVED AS TO FORM THIS 6th DAY OF September A.D. 2019
Scott W. Richards
TOOELE CITY COMMUNITY DEVELOPMENT

TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS 12th DAY OF April A.D. 2019
Scott W. Richards
ROS MAP # 2017-0008
TOOELE COUNTY SURVEY DEPARTMENT

COUNTY TREASURER
APPROVED THIS 12th DAY OF April A.D. 2019 BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.
Scott W. Richards
TOOELE COUNTY TREASURER

NORTH TOOELE CITY SPECIAL SERVICE DISTRICT
APPROVED THIS 12th DAY OF April A.D. 2019 BY THE NORTH TOOELE CITY SPECIAL SERVICE DISTRICT.
Scott W. Richards
NORTH TOOELE CITY SPECIAL SERVICE DISTRICT

SOUTH TOOELE CITY SPECIAL SERVICE DISTRICT
APPROVED THIS 12th DAY OF April A.D. 2019 BY THE SOUTH TOOELE CITY SPECIAL SERVICE DISTRICT.
Scott W. Richards
SOUTH TOOELE CITY SPECIAL SERVICE DISTRICT

TOOELE COUNTY RECORDER
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STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF
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DATE 9/10/19 TIME 2:44
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Mardi Morehead Duff
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