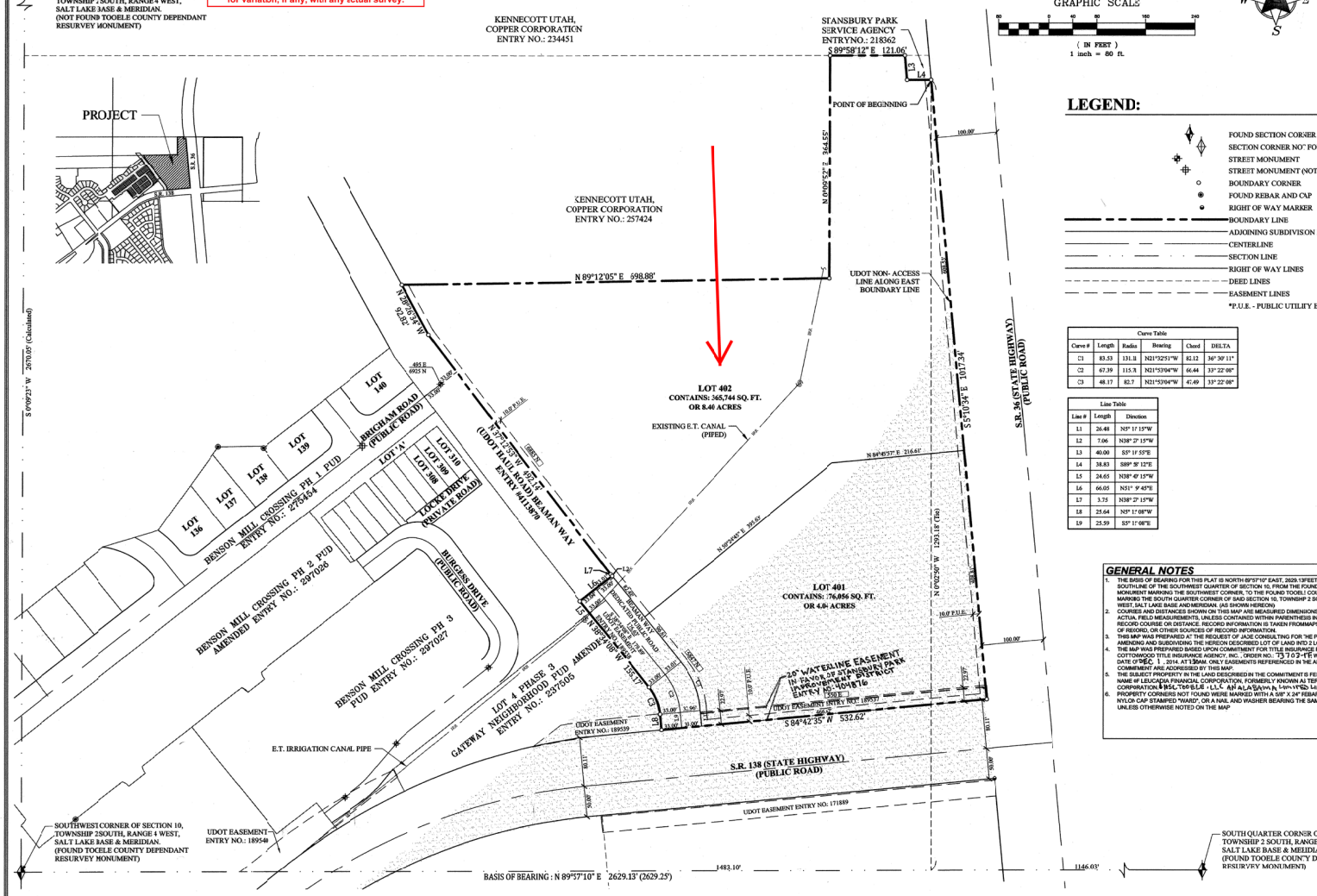
GATEWAY NEIGHBORHOOD PUD PHASE 4

(AMENDING, AND RE-SUBDIVIDING LOT 2, PHASE 3, GATEWAY NEIGHBORHOOD PUD AMENDED TO CREATE LOTS 401 & 402)
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.
LOCATED IN STANSBURY PARK, COUNTY OF TOOELE, STATE OF UTAH.

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.



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND:

- FOUND SECTION CORNER
- SECTION CORNER NO" FOUND
- STREET MONUMENT
- STREET MONUMENT (NOT FOUND)
- BOUNDARY CORNER
- FOUND REBAR AND CAP
- RIGHT OF WAY MARKER
- BOUNDARY LINE
- ADJOINING SUBDIVISON LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINES
- DEED LINES
- EASEMENT LINES
- *P.U.E. - PUBLIC UTILITY EASEMENT

Curve Table					
Curve #	Length	Radius	Bearing	Chord	DELTA
C1	83.53	131.18	N21°52'51"W	82.12	36° 30' 11"
C2	67.39	115.78	N31°53'04"W	66.44	33° 22' 08"
C3	48.17	82.7	N21°53'04"W	47.49	33° 22' 08"

Line Table		
Line #	Length	Direction
L1	26.48	N5° 1' 15"W
L2	7.06	N38° 2' 15"W
L3	40.00	S5° 1' 55"E
L4	38.83	S89° 8' 12"E
L5	24.65	N38° 6' 15"W
L6	66.05	N51° 9' 45"E
L7	3.75	N38° 2' 15"W
L8	25.64	N5° 1' 08"W
L9	25.59	S5° 1' 08"E

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID 'ARCEL INTO 2 LOTS, AND STREET TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS:

GATEWAY NEIGHBORHOOD PUD PHASE 4

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SATTAR N. TABRIZ LICENSE NO. 155100 DATE:

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; ALL OF LOT 2 PHASE 3 OF THE GATEWAY NEIGHBORHOOD PUD AMENDED PLAT RECORDED IN THE TOOELE COUNTY RECORDERS OFFICE AS ENTRY NO.: 237505, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH LIES NORTH 89°57'10" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 1,483.10 FEET (1484.31 FEET PER SAID PLAT), AND NORTH 00°02'50" WEST, A DISTANCE OF 1,293.18 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 10, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 36; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 05°10'34" EAST, A DISTANCE OF 1,017.34 FEET (THE FOLLOWING FIVE (5) COURSES: SOUTH 05°10'55" EAST, A DISTANCE OF 21.72 FEET; THENCE SOUTH 05°12'50" EAST, A DISTANCE OF 200.44 FEET; THENCE SOUTH 05°11'40" EAST, A DISTANCE OF 192.97 FEET; THENCE SOUTH 03°58'29"EAST, A DISTANCE OF 130.09 FEET; THENCE SOUTH 05°12'06" EAST, A DISTANCE OF 475.47 FEET PER SAID PLAT) TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 138; THENCE SOUTH 84°42'35" WEST (SOUTH 84°41'40" WEST PER SAID PLAT) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 532.62 FEET TO THE WESTERLY LINE OF THE UDOT HAUL ROAD (UDOT PARCEL NO. 0036:2:3E); THENCE ALONG SAID WESTERLY LINE NORTH 05°12'06" WEST , A DISTANCE 3F 25.64 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LES SOUTH 84°48'00" WEST, A RADIAL DISTANCE OF 82.71 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.17 FEET; THENCE NORTH 38°34'00" WEST, A DISTANCE OF 105.17 FEET; THENCE NORTH 38°40'10" WEST, A DISTANCE OF 24.65 FEET; THENCE NORTH 51°19'45" EAST, A DISTANCE OF 66.05 FEET TO THE EASTERLY LINE OF SAID HAUL ROAD; THENCE NORTH 38°27'15" WEST, A DISTANCE OF 3.75 FEET; THENCE NORTH 51°12'53" WEST, A DISTANCE OF 492.14 FEET; THENCE NORTH 28°26'04" WEST, A DISTANCE OF 92.82 FEET; THENCE LEAVING SAID HAUL ROAD NORTH 89°12'05" EAST, A DISTANCE OF 698.88 FEET; THENCE NORTH 00°09'52" EAST, A DISTANCE OF 364.55 FEET; THENCE SOUTH 89°58'12"EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 00°09'52" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 38.83 (40.05 FEET PER SAID PLAT) FEET TO THE POINT OF BEGINNING.

CONTAINS 559,844 SQUARE FEET OR 12.85 ACRES

2 LOTS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO 2 LOTS, AND STREET TOGETHER WITH EASEMENTS TO BE HEREAFTER BE KNOWN AS:

GATEWAY NEIGHBORHOOD PUD PHASE 4

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE COUNTY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE COUNTY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS, OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES NOTED HEREON. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS 25th DAY OF November A.D. 2014

HSC TOOELE LLC

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°57'10" EAST, 2629.13'FEET ALONG THE SOUTHLINE OF THE SOUTHWEST QUARTER OF SECTION 10, FROM THE FOUND TOOELE COUNTY MONUMENT MARKING THE SOUTHWEST CORNER, TO THE FOUND TOOELE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. (AS SHOWN HEREON).
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUA, FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROMMAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. THIS MaP WAS PREPARED AT THE REQUEST OF JASE CONSULTING FOR THE PURPOSE OF AMENDING AND SUBDIVIDING THE HEREON DESCRIBED LOT OF LAND WYD 2 LOTS.
4. THE MaP WAS PREPARED BASED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., ORDER NO.: 73702-TE WITH AN AFFECTIVE DATE OF DEC 1 , 2014, AT 8AM. ONLY EASEMENTS REFERENCED IN THE ABOVE COMMITMENT ARE ADDRESSED BY THIS MAP.
5. THE SUBJECT PROPERTY IN THE LAND DESCRIBED IN THE COMMITMENT IS FEE SIMPLE IN THE NAME OF LEUCADIA FINANCIAL CORPORATION, FORMERLY KNOWN AS TERRACOR, A UTAH CORPORATION AS TO LOTS 1 LLC, AN ALABAMA LIMITED LIABILITY COMPANY
6. PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" X 24" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP

ACKNOWLEDGEMENT

STATE OF UTAH Alabama } S.S.
COUNTY OF TOOELE Baldwin

ON THE 25th DAY OF November 20 14 H. Ray Hsu Jr. PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN BY ME, DID SAY THAT HE/SHE/THEY IS/ARE H. Ray Hsu Jr. OF HSC TOOELE, LLC AUTAH LIMITED LIABILITY COMPANY. BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME "HAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC Cindy Lambeth RESIDING IN: Alabama

MY COMMISSION EXPIRES: June 11, 2016

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF TOOELE } S.S.

ON THE DAY OF 20 PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN BY ME, DID SAY THAT HE/SHE/THEY IS/ARE OF LEUCADIA FORMERLY KNOWN AS TERRACOR A UTAH LIMITED LIABILITY COMPANY. BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC RESIDING IN:

MY COMMISSION EXPIRES:

NOTES:

1- SHADED AREA IS BOUNDED TO THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED AND VACATED HISTORIC HIGHWAY (138); TO THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 36; TO THE SOUTH BY THE SOUTHERLY RIGHT OF WAY LINE OF THE REALIGNED STATE ROUTE 138; IS ENTITLED TO 3.3 ACRE FT. PER ACRE OF WATER RIGHTS. CONTAINS: 309,537 SQ. FT., OR 7.10 ACRES

TOOELE COUNTY SURVEYOR	TOOELE COUNTY ATTORNEY	TOOELE COUNTY TREASURER	TOOELE COUNTY HEALTH DEPARTMENT
APPROVED THIS 12TH DAY OF DEC A.D. 20 14	APPROVED THIS 9TH DAY OF December A.D. 2014	APPROVED THIS 5th DAY OF December A.D. 2014	APPROVED THIS 4 DAY OF December A.D. 2014
RECORD OF SURVEY REF #: 2014-0012-01			
TOOELE COUNTY SURVEYOR	TOOELE COUNTY ATTORNEY	TOOELE COUNTY TREASURER	TOOELE COUNTY HEALTH DEPARTMENT
NORTH TOOELE COUNTY FIRE DISTRICT	STANSBURY PARK IMPROVEMENT DISTRICT	TOOELE COUNTY ENGINEERING	TOOELE COUNTY PLANNING COMMISION
APPROVED THIS 4 DAY OF DECEMBER A.D. 20 14	APPROVED THIS 17 DAY OF December A.D. 2014	APPROVED THIS 5TH DAY OF DEC A.D. 2014	APPROVED THIS 11th DAY OF Dec A.D. 2014
CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT	MANAGER	DIRECTOR, TOOELE COUNTY ENGINEERING DEPT.	CHAIR, TOOELE COUNTY PLANNING COMMISSION

Ward Engineering Group
Planning ⁄ Engineering ⁄ Surveying
231 WEST 800 South
Salt Lake City, Utah 84115
Phone: (801)487-8040 Fax: (801)487-8668

REVISIONS			
No.	DATE	BY	REVISION
0			

GATEWAY NEIGHBORHOOD PUD PHASE 4

(AMENDING, AND RE-SUBDIVIDING LOT 2, PHASE 3, GATEWAY NEIGHBORHOOD AMENDED TO CREATE LOTS 401 & 402) SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN. LOCATED IN STANSBURY PARK, COUNTY OF TOOELE, STATE OF UTAH.

TOOELE COUNTY RECORDER

RECORDED # 407176

APPROVED THIS 17th DAY OF November A.D. 2014

Rhonda D. Larsen Deputy Recorder

TOOELE COUNTY RECORDER

18-93