

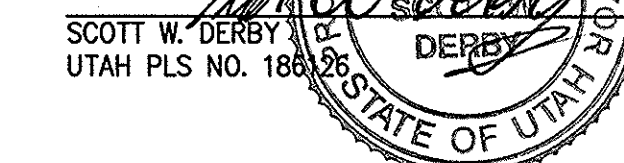
SURVEYOR'S CERTIFICATE

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND REPRESENTED HEREON AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE

OVERLAKE ESTATES SUBDIVISION PHASE 1E

AND THAT SAID SUBDIVISION HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE PLAT.

Nov 4th 1999



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES SOUTH 00°13'35" EAST 303.43 FEET AND NORTH 89°46'22" EAST 42.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 16, TWN 3S, RNG 4W, SLB&M (A FOUND TOOELE COUNTY BRASS CAP); SAID POINT ALSO LIES ON THE EAST RIGHT-OF-WAY OF BERRA BLVD.; RUNNING THENCE NORTH 89°42'18" EAST 1115.00 FEET; THENCE SOUTH 00°13'38" EAST 687.52 FEET; THENCE NORTH 89°46'22" EAST 145.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°00'12", RADIUS OF 90.00 FEET (CHORD BEARS SOUTH 80°13'32" EAST 31.26 FEET); THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°13'26" EAST 11.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 92°22'41" RADIUS OF 14.50 FEET (CHORD BEARS NORTH 63°35'14" EAST 20.93 FEET); THENCE ALONG THE ARC OF SAID CURVE 23.38 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 72°36'07" EAST 66.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 71°13'08", A RADIUS OF 1353.00 FEET (CHORD BEARS SOUTH 53°00'27" WEST 1575.59 FEET); THENCE ALONG THE ARC OF SAID CURVE 1681.78 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A CENTRAL ANGLE OF 12°44'00", RADIUS OF 533.00 FEET (CHORD BEARS NORTH 85°00'59" WEST 118.21 FEET) THENCE ALONG THE ARC OF SAID CURVE 118.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°38'59" WEST 5.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE 86°09'52" RADIUS OF 25.00 FEET (CHORD BEARS SOUTH 58°16'05" WEST 34.15 FEET); THENCE ALONG THE ARC OF SAID CURVE 37.60 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A CENTRAL ANGLE OF 29°28'55", RADIUS OF 842.00 FEET (CHORD BEARS SOUTH 29°53'37" WEST 428.49 FEET); THENCE ALONG THE ARC OF SAID CURVE 433.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 44°40'04" WEST 528.94 FEET; THENCE NORTH 45°19'56" WEST 84.00 FEET TO A POINT WHICH LIES ON THE BOUNDARY OF THE OVERLAKE DEVELOPMENT PHASE 1D SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE SOUTH 90°00'00" WEST 366.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE OVERLAKE DEVELOPMENT PHASE 1C SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING (9) NINE COURSES: 1) NORTH 00°00'00" EAST 102.00 FEET 2) SOUTH 90°00'00" EAST 15.50 FEET 3) NORTH 00°00'00" EAST 60.00 FEET TO THE BEGINNING OF A 4) CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" RADIUS OF 9.50 FEET (CHORD BEARS NORTH 45°00'00" WEST 13.44 FEET) THENCE ALONG THE ARC OF SAID CURVE 14.92 FEET TO A POINT OF TANGENCY 5) NORTH 00°00'00" EAST 348.69 FEET TO THE BEGINNING OF A 6) CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°57'17" RADIUS OF 470.00 FEET (CHORD BEARS NORTH 05°58'38" EAST 7.89 FEET); THENCE ALONG THE ARC OF SAID CURVE 98.07 FEET TO A POINT OF TANGENCY 7) NORTH 11°57'17" EAST 195.17 FEET 8) NORTH 78°02'43" WEST 120.87 FEET TO THE BEGINNING OF A 9) CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°11'24" RADIUS OF 467.00 FEET (CHORD BEARS NORTH 59°27'01" WEST 297.83 FEET) THENCE ALONG THE ARC OF SAID CURVE 303.12 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A CENTRAL ANGLE OF 03°58'06" RADIUS OF 2467.00 FEET (CHORD BEARS NORTH 38°52'16" WEST 170.83 FEET); THENCE ALONG THE ARC OF SAID CURVE 170.87 FEET TO A POINT OF TANGENCY; SAID POINT ALSO LIES ON THE BOUNDARY LINE OF THE OVERLAKE DEVELOPMENT PHASE 1B SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING (2) TWO COURSES: 1) NORTH 36°44'02" WEST 13.18 FEET TO THE BEGINNING OF A 2) CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°48'11" RADIUS OF 25.00 FEET (CHORD BEARS NORTH 07°19'15" EAST 34.67 FEET); THENCE ALONG THE ARC OF SAID CURVE 38.31 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A CENTRAL ANGLE OF 38°29'02" RADIUS OF 770.00 FEET (CHORD BEARS NORTH 70°27'51" EAST 507.52 FEET) THENCE ALONG THE ARC OF SAID CURVE 517.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°42'22" EAST 519.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°46'59" RADIUS 270.00 FEET, (CHORD BEARS SOUTH 82°54'09" EAST 69.47 FEET); THENCE ALONG THE ARC OF SAID CURVE 69.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 75°30'39" EAST 151.70 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°42'59" RADIUS OF 430.00 FEET (CHORD BEARS SOUTH 82°52'09" EAST 110.14 FEET) THENCE ALONG THE ARC OF SAID CURVE 110.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°46'22" EAST 36.62 FEET TO THE BEGINNING OF A CURVE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" RADIUS OF 25.00 FEET (CHORD BEARS SOUTH 45°13'38" EAST 35.36 FEET); THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°46'22" EAST 84.00 FEET; THENCE NORTH 00°13'38" WEST 1093.57 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 71.474 ACRES MORE OR LESS.

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.

OVERLAKE ESTATES PHASE 1E (192 LOTS ZONE P) FINAL PLAT

A PART OF THE NORTH HALF AND NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

SHEET 1 OF 3

<p>ENGINEER/SURVEYOR:</p> <p>370 EAST 500 SOUTH SUITE 2000 SALT LAKE CITY, UTAH 84111 (801) 364-4785</p> <p>OWNER/DEVELOPER:</p> <p>416 WEST 2000 NORTH TOOELE, UTAH 84074 (435) 843-1087</p>	<p>CITY ATTORNEY</p> <p>APPROVED THIS 4th DAY OF November A.D. 19 99</p>	<p>CITY ENGINEER</p> <p>APPROVED THIS 4 DAY OF Nov A.D. 19 99</p>	<p>CITY LAND USE TECHNICIAN</p> <p>APPROVED THIS 4 DAY OF November A.D. 19 99</p>	<p>TOOELE CITY PLANNING COMMISSION</p> <p>APPROVED THIS 3 DAY OF Nov A.D. 19 99</p>	<p>TOOELE CITY COUNCIL</p> <p>APPROVED THIS 3 DAY OF Nov A.D. 19 99</p>	<p>TOOELE COUNTY RECORDER</p> <p>ENTRY NO. 139507 FEE PAID \$225.00 FILED FOR RECORD AND RECORDED THIS 5th DAY OF November 1999, AT 10:57 AM IN BOOK NO. 578, PAGE NO. 103 OF THE OFFICIAL RECORDS. Recorded at the Request of: <i>W.S. Title Company</i></p>
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OVERLAKE ESTATES PHASE 1E FINAL PLAT

A PART OF THE NORTH HALF AND NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

OVERLAKE ESTATES SUBDIVISION PHASE 1E

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS 5th DAY OF Nov AD, 1998.

TOOELE ASSOCIATES LIMITED

PARTNERSHIP

Paul D. Hall

MANAGING PARTNER

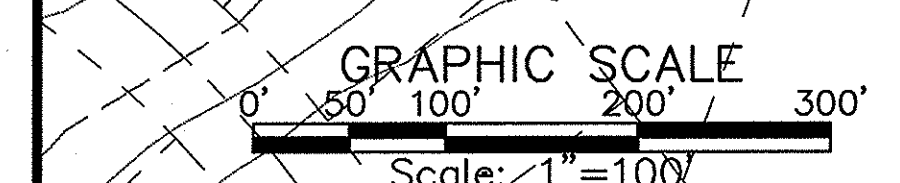
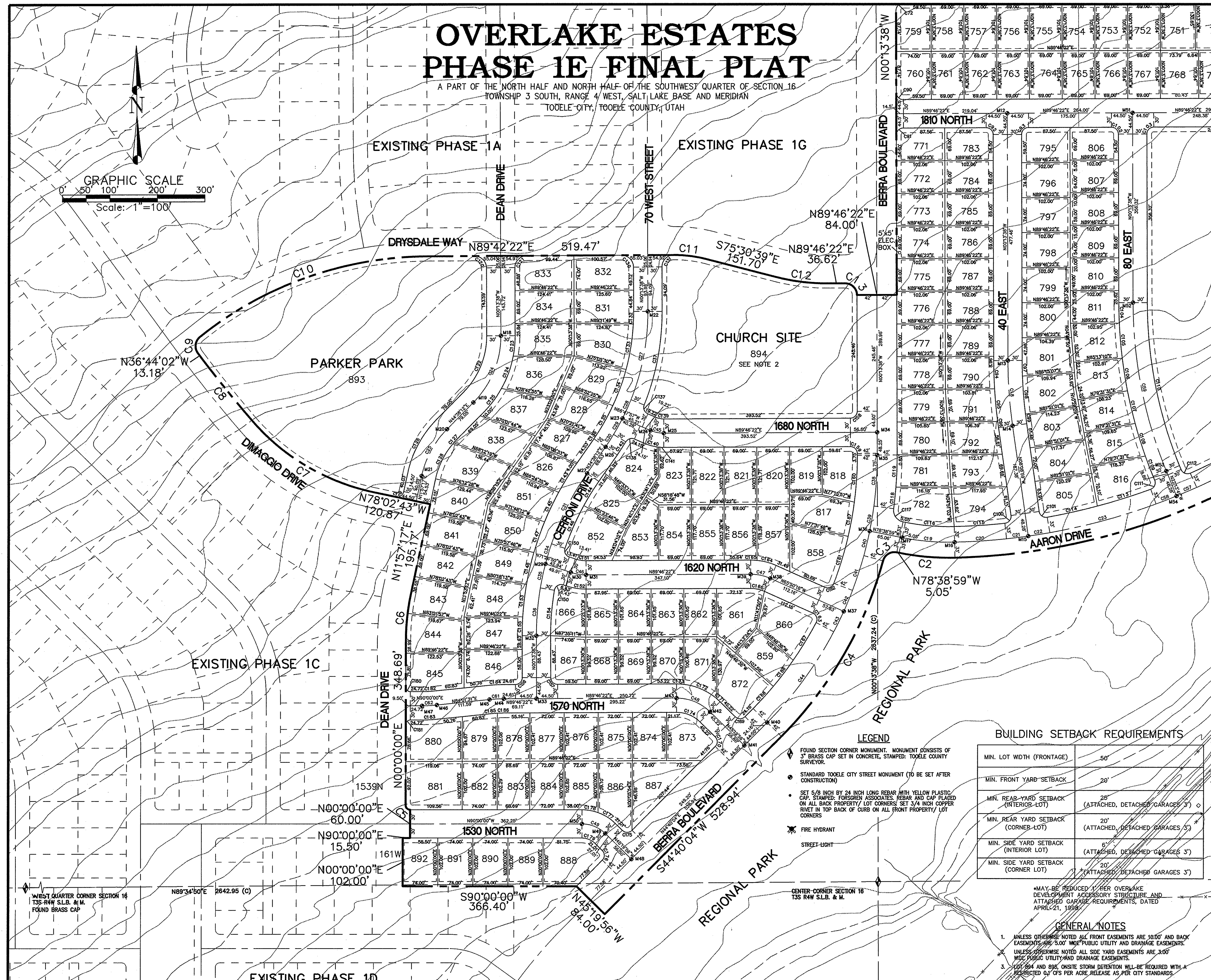
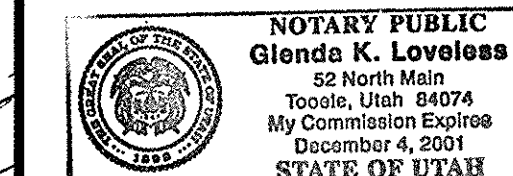
PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE Tooele

ON THIS 5th DAY OF November, 1999, PERSONALLY APPEARED BEFORE ME Paul D. Hall WHO BEING BY ME DULY SWORN DID SAY THAT HE IS Managing Partner OF Tooele Associates LP A WASHINGTON PARTNERSHIP, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

December 4, 2001
MY COMMISSION EXPIRES

Glenda K. Lovelless
NOTARY PUBLIC



C:\95\95992\PH1\PH1E\FINL-PLT.dwg 11-02-99 12:41:07 pm EST

ENGINEER/SURVEYOR: **FORSYTH ASSOCIATES / INC.**
370 EAST 500 SOUTH SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 364-4785

OWNER/DEVELOPER: **OVERLAKE TOOELE ASSOCIATES**
416 WEST 2000 NORTH
TOOELE, UTAH 84074
(435) 843-1087

CITY ATTORNEY
APPROVED THIS 4th DAY OF November A.D. 1999

CITY ENGINEER
APPROVED THIS 4 DAY OF Nov A.D. 1999

CITY LAND USE TECHNICIAN
APPROVED THIS 4th DAY OF November A.D. 1999

TOOELE CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 19__

TOOELE CITY COUNCIL
APPROVED THIS _____ DAY OF _____ A.D. 19__

TOOELE COUNTY RECORDER
ENTRY NO. 139507
FEE PAID \$ 285.00 FILED FOR RECORD AND RECORDED THIS 5th DAY OF November 1999, AT 11:52 AM IN BOOK NO. 276 PAGE NO. 124 OF THE OFFICIAL RECORDS.
Recorded at the Request of 1999 Title Company

LEGEND

- FOUND SECTION CORNER MONUMENT. MONUMENT CONSISTS OF 3" BRASS CAP SET IN CONCRETE, STAMPED: TOOELE COUNTY SURVEYOR.
- STANDARD TOOELE CITY STREET MONUMENT (TO BE SET AFTER CONSTRUCTION)
- SET 5/8" INCH BY 24" INCH LONG REDBAR WITH YELLOW PLASTIC CAP, STAMPED: FORSYTH ASSOCIATES, REBAR AND CAP PLACED ON ALL BACK PROPERTY/LOT CORNERS, SET 3/4" INCH COPPER RIVET IN TOP BACK OF CURB ON ALL FRONT PROPERTY/LOT CORNERS
- FIRE HYDRANT
- STREET LIGHT

BUILDING SETBACK REQUIREMENTS

MIN. LOT WIDTH (FRONTAGE)	50'
MIN. FRONT YARD SETBACK	20'
MIN. REAR-YARD SETBACK (INTERIOR LOT)	25' (ATTACHED, DETACHED GARAGES 3')
MIN. REAR YARD SETBACK (CORNER LOT)	20' (ATTACHED, DETACHED GARAGES 5')
MIN. SIDE YARD SETBACK (INTERIOR LOT)	5' (ATTACHED, DETACHED GARAGES 3')
MIN. SIDE YARD SETBACK (CORNER LOT)	20' (ATTACHED, DETACHED GARAGES 3')

*MAY BE REDUCED 1' PER OVERLAKE DEVELOPMENT ACCESSORY STRUCTURE AND ATTACHED GARAGE REQUIREMENTS, DATED APRIL 21, 1998.

GENERAL NOTES

- UNLESS OTHERWISE NOTED ALL FRONT EASEMENTS ARE 10.00' AND BACK EASEMENTS ARE 5.00' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- UNLESS OTHERWISE NOTED ALL SIDE YARD EASEMENTS ARE 3.00' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- LOTS 884 AND 885, ON-SITE STORM DETENTION WILL BE REQUIRED WITH A RESPECTED QV CFS PER ACRE RELEASE AS PER CITY STANDARDS.

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TOOELE CITY, TOOELE COUNTY, UTAH

SHEET 2 OF 3

