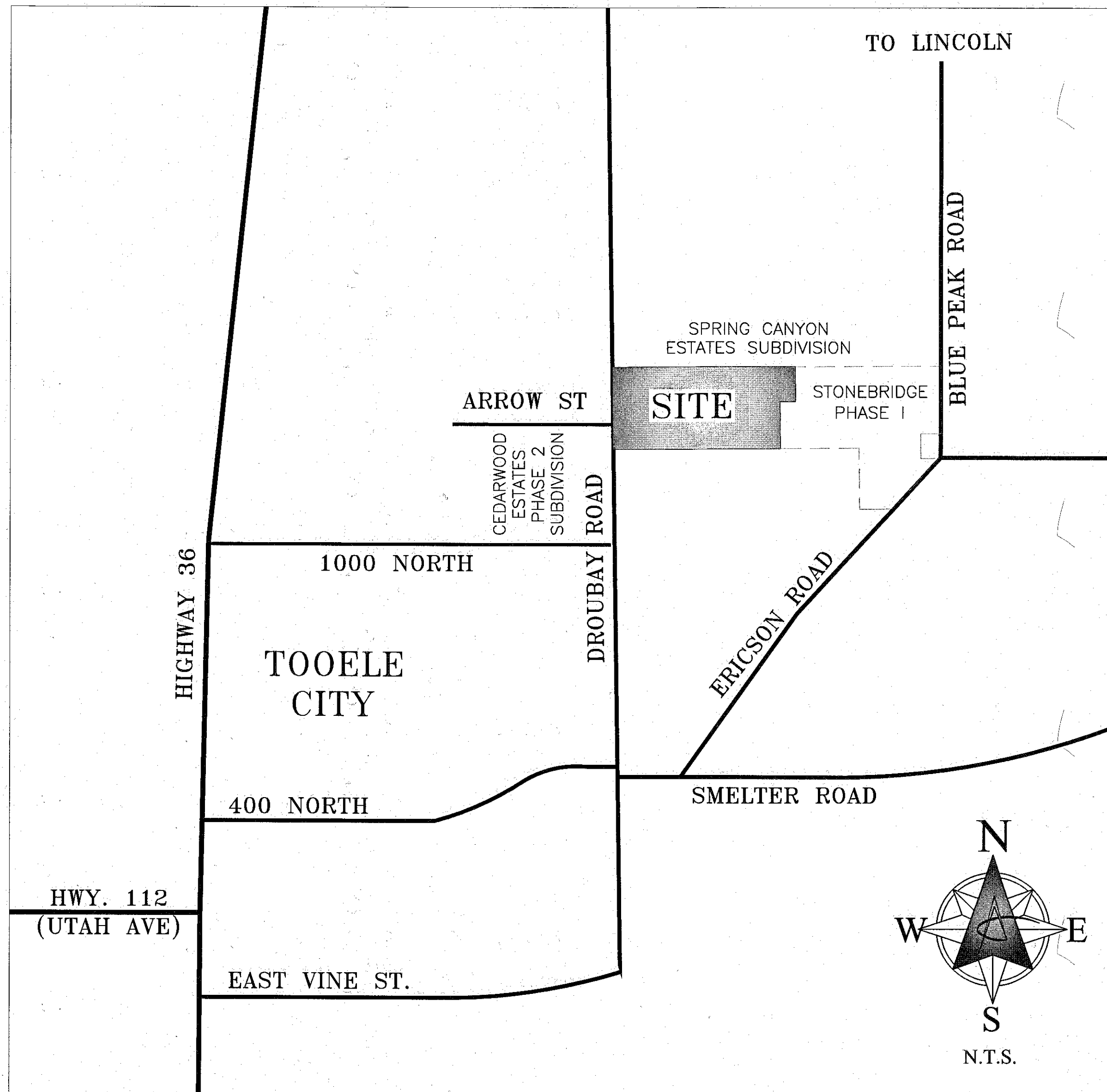


MEADOWBROOK SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE COUNTY, UTAH



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

MEADOWBROOK SUBDIVISION

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE PARTS OR PORTIONS OF SAID PLAT DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS HEREBY CONVEY TO TOOELE COUNTY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.&D.E.) SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY EASEMENTS A, B, C AS SHOWN ON THIS PLAT TO THE HOA AND WELLS AND WELL ACCESS EASEMENTS TO UTAH YOUTH VILLAGE, PRIVATE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF August, 2017 A.D.

Eric Bjorklund Aug 2, 2017
 UTAH YOUTH VILLAGE, INC., A UTAH CORPORATION

ACKNOWLEDGEMENT

STATE OF Utah } s.s.
 COUNTY OF Tooele
 ON THIS 2nd DAY OF August, 2017, PERSONALLY APPEARED BEFORE ME ERIC Bjorklund, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE President OF UTAH YOUTH VILLAGE, INC., AND THAT THE FORGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Michael Nelson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/21/19
 RESIDING IN Tooele COUNTY, Tooele, state of Utah

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS NORTH 0°21'18" WEST 2665.12 FEET (M) NORTH 0°21'19" WEST 2645.04 FEET (R) ALONG THE WEST SECTION LINE BETWEEN THE BRASS CAP AT THE SOUTHWEST CORNER SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, AND THE BRASS CAP AT THE WEST QUARTER CORNER, SECTION 14, TOWNSHIP 3 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 ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP.
4. THIS PLAT WAS PREPARED BASED ON TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 35611, 3RD AMENDED DATED: JUNE 19, 2016 AT 8:00 AM.
5. THE SUBJECT PROPERTY IN THE LAND DESCRIPTION OF THE TITLE COMMITMENT IS FEE SIMPLE IN THE NAME OF UTAH YOUTH VILLAGE INC., A UTAH CORPORATION.

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 PARCEL INTO LOTS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS:

MEADOWBROOK SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



7-12-2017
 DATE: _____ SIGNATURE: _____

BOUNDARY DESCRIPTION:

OVERALL:
 BEGINNING AT A POINT SOUTH 89°43'24" WEST 2350.06 FEET FROM THE TOOELE COUNTY SURVEYOR'S BRASS CAP REPRESENTING THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF STONEBRIDGE ESTATES SUBDIVISION PHASE 1 AND RUNNING THENCE ALONG THE WESTERLY LINES OF SAID SUBDIVISION THE FOLLOWING 3 COURSES:
 1 SOUTH 00°21'18" EAST 562.66 FEET;
 2 SOUTH 89°43'24" WEST 249.74 FEET;
 3 SOUTH 00°21'18" EAST 759.73 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 14, SOUTH 89°43'13" WEST 2,704.71 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE ALONG SAID WEST LINE NORTH 00°21'18" WEST 1,322.55 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 14, SAID LINE ALSO BEING THE SOUTH LINE OF THE PINE CANYON SUBSTATION AND SPRING CANYON ESTATES SUBDIVISION, NORTH 89°43'24" EAST 2,951.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,713,451 SQUARE FEET OR 85.25 ACRES, 12 LOTS

DRAINAGE EASEMENT A:

A 20.00' WIDE DRAINAGE EASEMENT BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH PROPERTY LINE, SAID POINT BEING NORTH 89°43'24" EAST 189.97 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 FROM THE TOOELE COUNTY SURVEYOR'S BRASS CAP REPRESENTING THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 44°41'19" WEST 28.97 FEET; THENCE SOUTH 89°43'24" WEST 129.96 FEET; THENCE NORTH 00°21'18" WEST 20.00 FEET; THENCE NORTH 89°43'24" EAST 149.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,799 SQUARE FEET OR 0.064 ACRES.

DETENTION EASEMENT B:

A DETENTION POND EASEMENT BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH PROPERTY LINE, SAID POINT BEING NORTH 89°43'24" EAST 189.97 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 FROM THE TOOELE COUNTY SURVEYOR'S BRASS CAP REPRESENTING THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°43'24" EAST 131.46 FEET; THENCE SOUTH 00°18'25" EAST 95.96 FEET; THENCE NORTH 70°46'58" WEST 178.18 FEET; THENCE NORTH 44°41'19" EAST 51.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,457 SQUARE FEET OR 0.240 ACRES.

DRAINAGE EASEMENT C:

A DRAINAGE EASEMENT BEING A STRIP OF LAND 10.00' WIDE. THE SIDELINES ARE TO BE SHORTENED OR EXTENDED TO BEGIN AND TERMINATE AT THE BOUNDS OF EASEMENT B AND THE PROPOSED RIGHT OF WAY ALONG THE NORTH SIDE OF MEADOWBROOK DRIVE. THE SIDELINES BEING 5.00' OFFSET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF MEADOWBROOK DRIVE, SAID POINT BEING SOUTH 00°21'18" EAST 562.66 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AND NORTH 89°38'24" EAST 399.15 FEET FROM THE TOOELE COUNTY SURVEYOR'S BRASS CAP REPRESENTING THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°21'18" WEST 430.35 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE 24.58 FEET (CHORD BEARS NORTH 35°34'08" WEST 23.07 FEET); THENCE NORTH 70°46'58" WEST 68.45 FEET TO THE END.

CONTAINS 5,234 SQUARE FEET OR 0.120 ACRES.

FINAL PLAT
MEADOWBROOK SUBDIVISION
 LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE COUNTY, UTAH

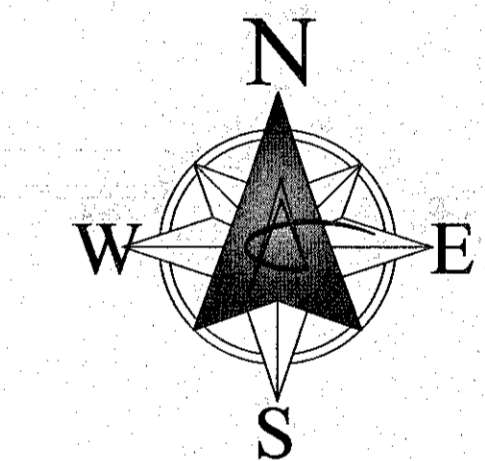
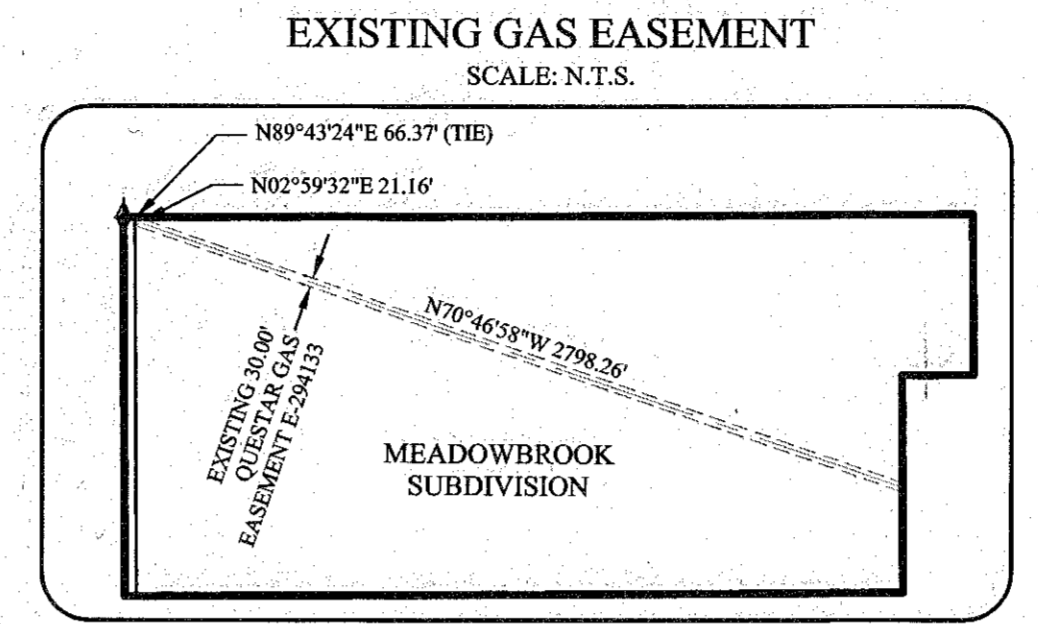
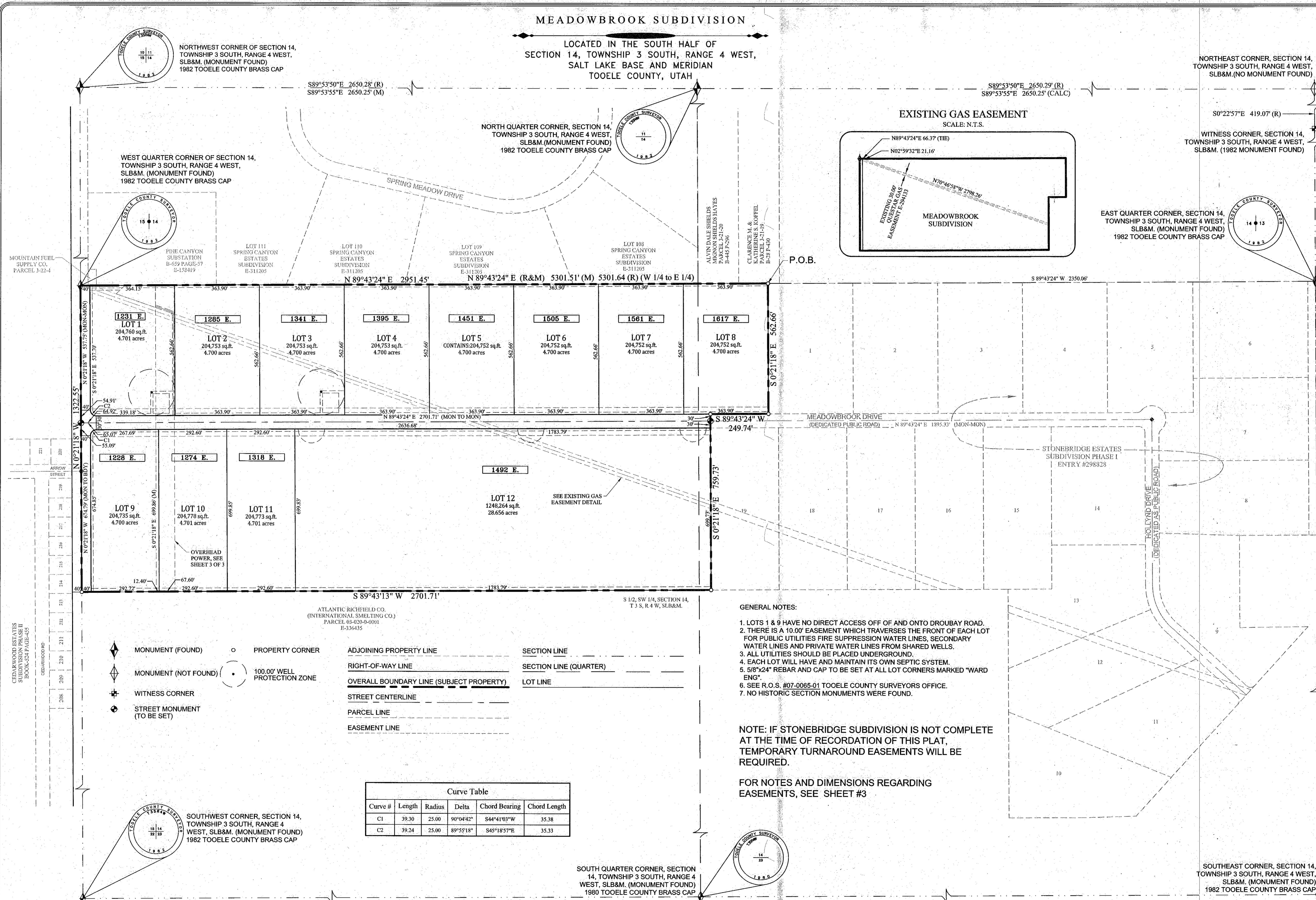
Ward Engineering Group
 Planning • Engineering • Surveying
 Salt Lake City Office
 231 West 800 South, Suite A
 Salt Lake City, Utah 84101
 tel (801) 487-8040
 fax (801) 487-8668

TOOELE COUNTY PLANNING COMMISSION APPROVED THIS <u>2nd</u> DAY OF <u>August</u> A.D. 20 <u>17</u> <i>Juan Carlos Billefuer</i> TOOELE COUNTY PLANNING COMMISSION	BOARD OF HEALTH APPROVED THIS <u>2nd</u> DAY OF <u>AUGUST</u> A.D. 20 <u>17</u> <i>Tom T. Hodge</i> DIRECTOR, TOOELE COUNTY BOARD OF HEALTH	TOOELE COUNTY ENGINEERING APPROVED THIS <u>2</u> DAY OF <u>August</u> <u>2017</u> A.D. 20 <u>17</u> <i>Michael Nelson</i> DIRECTOR, TOOELE COUNTY ENGINEERING DEPARTMENT	TOOELE COUNTY FIRE WARDEN APPROVED THIS <u>2</u> DAY OF <u>AUGUST</u> A.D. 20 <u>17</u> <i>[Signature]</i> TOOELE COUNTY FIRE WARDEN	TOOELE COUNTY SURVEY DEPARTMENT APPROVED THIS <u>2</u> DAY OF <u>August</u> A.D. 20 <u>17</u> RECORD OF SURVEY NO. <u>2017-0049</u> <u>8/2/17</u> DATE <i>Michael Nelson</i> DIRECTOR, TOOELE COUNTY SURVEY DEPARTMENT	TOOELE COUNTY ATTORNEY APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>2nd</u> DAY OF <u>August</u> A.D. 20 <u>17</u> <i>[Signature]</i> TOOELE COUNTY ATTORNEY	TOOELE COUNTY TREASURER APPROVED THIS <u>2nd</u> DAY OF <u>August</u> A.D. 20 <u>17</u> <i>[Signature]</i> TOOELE COUNTY TREASURER	SHEET 1 OF 3	TOOELE COUNTY RECORDER RECORD NO. <u>453063</u> STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: <u>Utah Youth Village Inc.</u> DATE: <u>8-11-17</u> TIME: <u>9:59</u> BOOK: _____ PAGE: _____ FEES \$ <u>132.00</u> <i>Mardi Maxwell Pearty</i> PRINTED NAME OF COUNTY RECORDER
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MEADOWBROOK SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE COUNTY, UTAH

NOTES:
PROJECT INFORMATION:
TOTAL SITE AREA = 85.25 AC
DEVELOPED AREA = 85.25 AC
MINIMUM LOT SIZE = 4.70 AC
NUMBER OF DWELLING UNITS = 12 SINGLE FAMILY (E.G. 12 UNITS)



- GENERAL NOTES:
- LOTS 1 & 9 HAVE NO DIRECT ACCESS OFF OF AND ONTO DROUBAY ROAD.
 - THERE IS A 10.00' EASEMENT WHICH TRAVERSES THE FRONT OF EACH LOT FOR PUBLIC UTILITIES FIRE SUPPRESSION WATER LINES, SECONDARY WATER LINES AND PRIVATE WATER LINES FROM SHARED WELLS.
 - ALL UTILITIES SHOULD BE PLACED UNDERGROUND.
 - EACH LOT WILL HAVE AND MAINTAIN ITS OWN SEPTIC SYSTEM.
 - 5/8"x24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS MARKED "WARD ENG".
 - SEE R.O.S. #07-0065-01 TOOELE COUNTY SURVEYORS OFFICE.
 - NO HISTORIC SECTION MONUMENTS WERE FOUND.

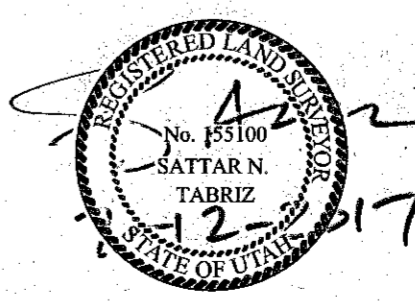
NOTE: IF STONEBRIDGE SUBDIVISION IS NOT COMPLETE AT THE TIME OF RECORDATION OF THIS PLAT, TEMPORARY TURNAROUND EASEMENTS WILL BE REQUIRED.

FOR NOTES AND DIMENSIONS REGARDING EASEMENTS, SEE SHEET #3

- ◆ MONUMENT (FOUND)
 - PROPERTY CORNER
 - ◆ MONUMENT (NOT FOUND)
 - 100.00' WELL PROTECTION ZONE
 - ◆ WITNESS CORNER
 - ◆ STREET MONUMENT (TO BE SET)
- ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - OVERALL BOUNDARY LINE (SUBJECT PROPERTY)
 - STREET CENTERLINE
 - PARCEL LINE
 - EASEMENT LINE
- SECTION LINE
 - SECTION LINE (QUARTER)
 - LOT LINE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	39.30	25.00	90°04'42"	S44°41'03"W	35.38
C2	39.24	25.00	89°55'18"	S45°18'57"E	35.33

C:\Utah\Youth Village\Meadowbrook_Site_Survey\ACAD\Meadowbrook-Final_Plat.dwg, 2/17/2005 8:51 AM, Frank Harvey



TOOELE COUNTY RECORDER SHEET

RECORD NO. 463063

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: Utah Youth Village Inc.

DATE 8/11/07 TIME 9:59 BOOK PAGE

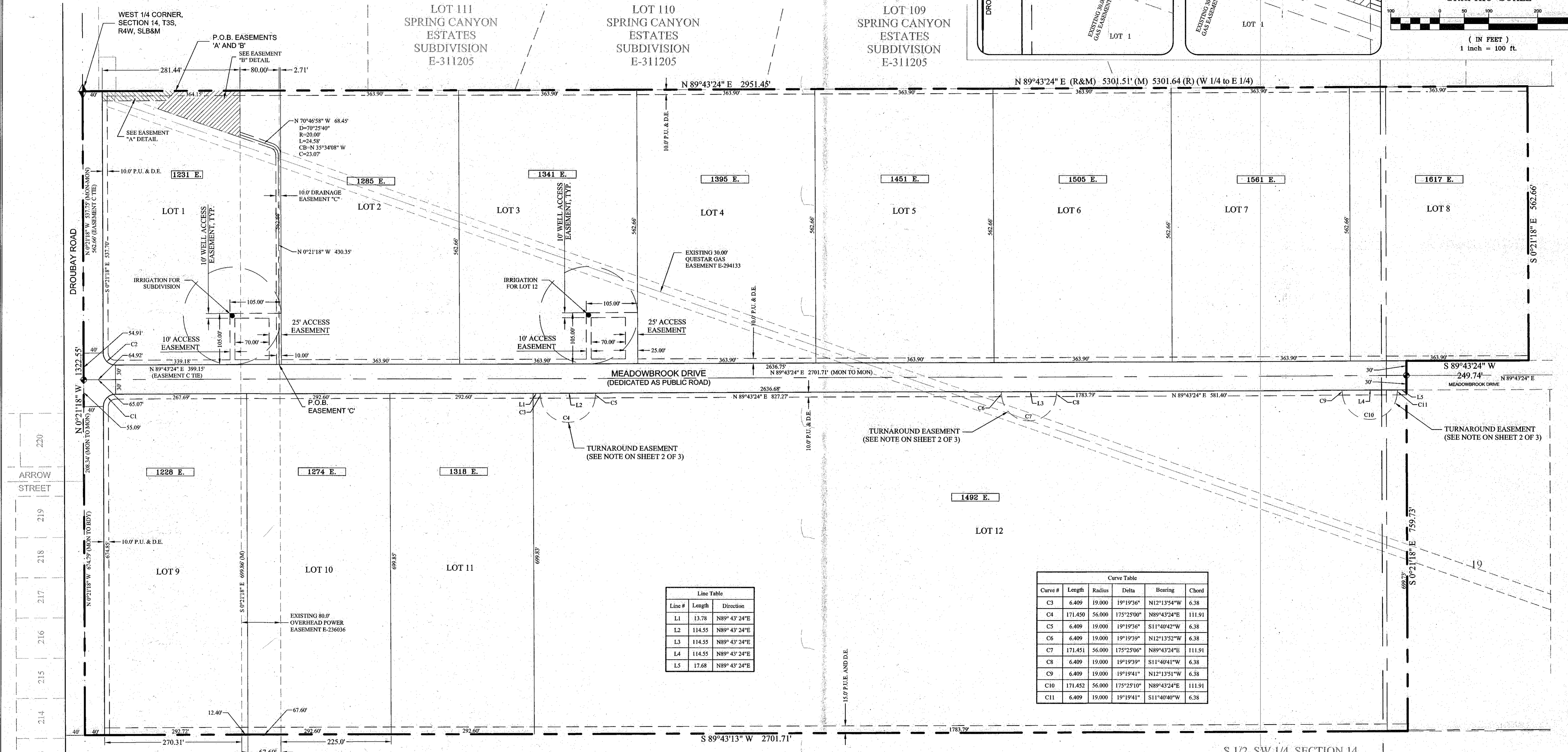
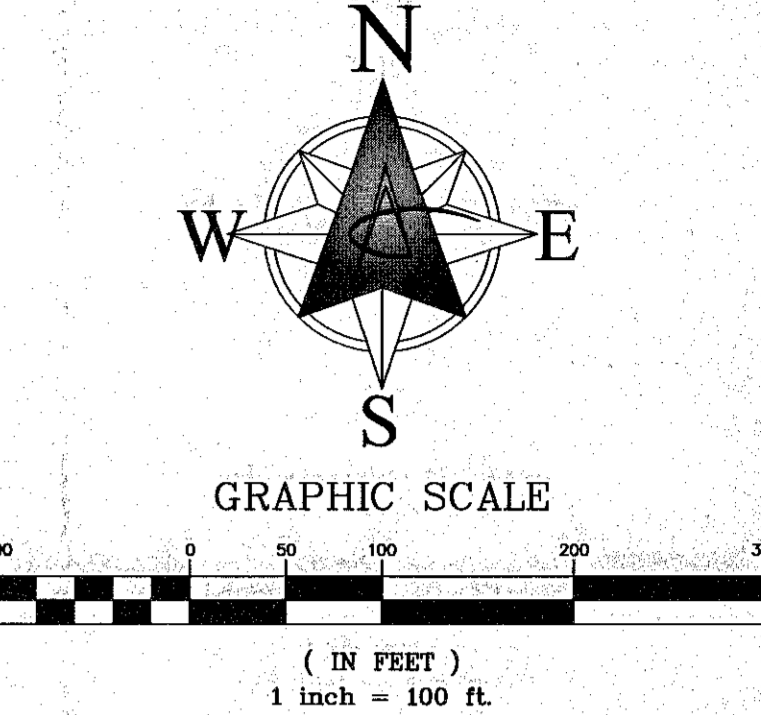
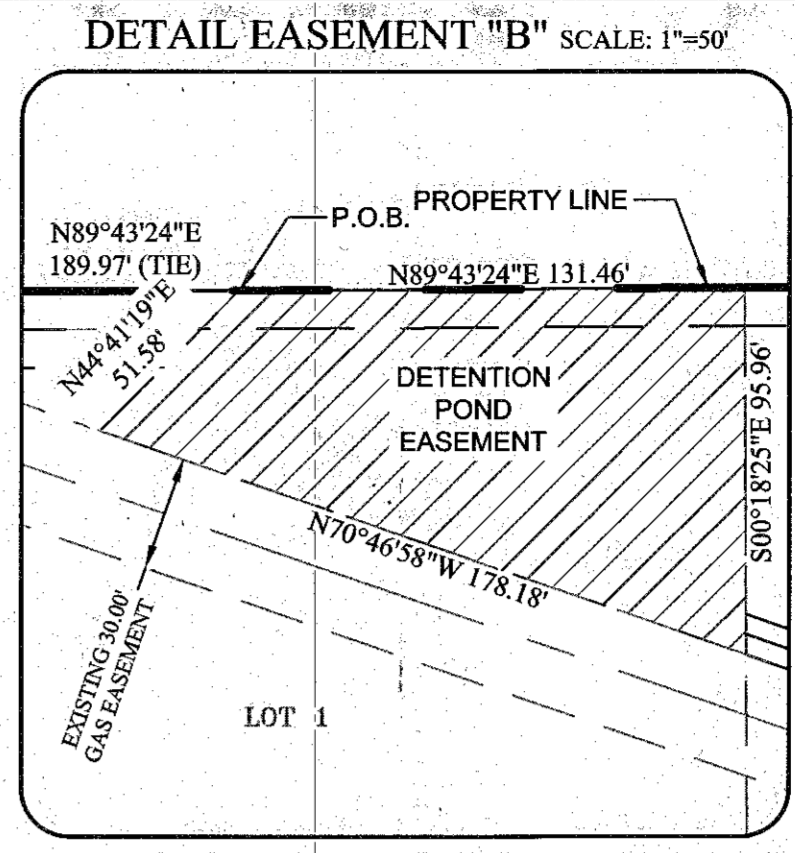
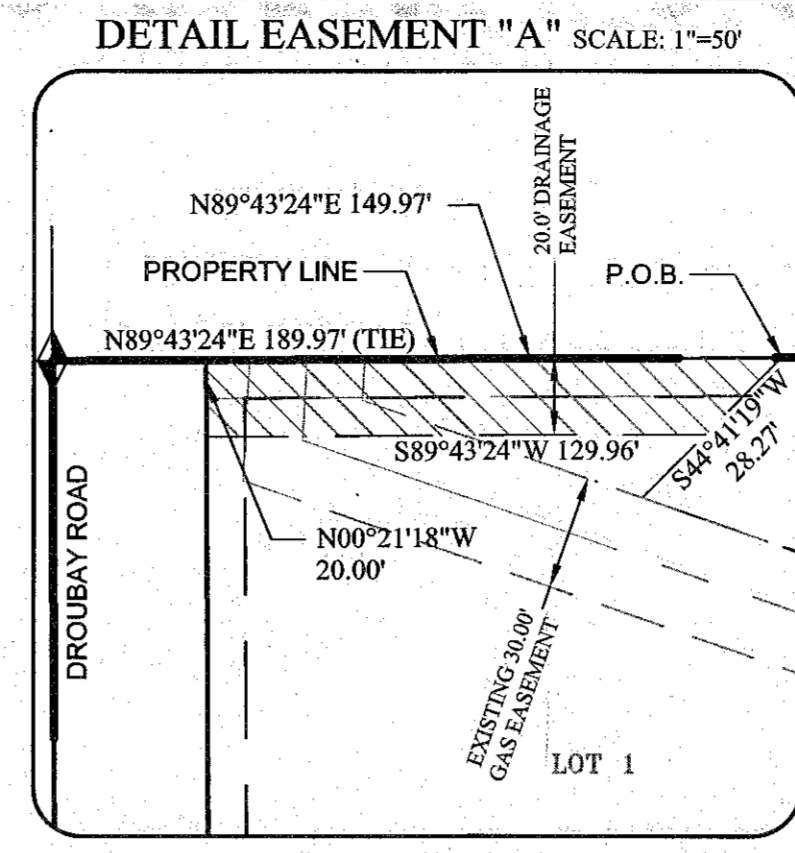
FEES \$132.00

Mandi Merrill Day PRINTED NAME OF COUNTY RECORDER

2 OF 3

◆ MONUMENT (FOUND) ○ PROPERTY CORNER
 ◆ MONUMENT (NOT FOUND) ○ 100.00' WELL PROTECTION ZONE
 + WITNESS CORNER
 ◆ STREET MONUMENT (TO BE SET)
 ——— ADJOINING PROPERTY LINE
 ——— RIGHT-OF-WAY LINE
 ——— OVERALL BOUNDARY LINE (SUBJECT PROPERTY)
 ——— STREET CENTERLINE
 ——— PARCEL LINE
 - - - - - EASEMENT LINE
 ——— SECTION LINE
 ——— SECTION LINE (QUARTER)
 ——— LOT LINE

MEADOWBROOK SUBDIVISION
 LOCATED IN THE SOUTH HALF OF
 SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
 SALT LAKE BASE AND MERIDIAN
 TOOELE COUNTY, UTAH



Line Table

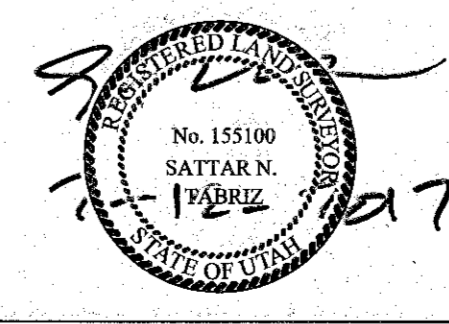
Line #	Length	Direction
L1	13.78	N89°43'24"E
L2	114.55	N89°43'24"E
L3	114.55	N89°43'24"E
L4	114.55	N89°43'24"E
L5	17.68	N89°43'24"E

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C3	6.409	19.000	19°19'36"	N12°13'54"W	6.38
C4	171.450	56.000	175°25'00"	N89°43'24"E	111.91
C5	6.409	19.000	19°19'36"	S11°40'42"W	6.38
C6	6.409	19.000	19°19'39"	N12°13'52"W	6.38
C7	171.451	56.000	175°25'06"	N89°43'24"E	111.91
C8	6.409	19.000	19°19'39"	S11°40'41"W	6.38
C9	6.409	19.000	19°19'41"	N12°13'51"W	6.38
C10	171.452	56.000	175°25'10"	N89°43'24"E	111.91
C11	6.409	19.000	19°19'41"	S11°40'40"W	6.38

ATLANTIC RICHFIELD CO.
 (INTERNATIONAL SMELTING CO.)
 PARCEL 03-020-0-0001
 E-336435

S 1/2, SW 1/4, SECTION 14,
 T 3 S, R 4 W, SLB&M.



TOOELE COUNTY RECORDER
 RECORD NO. 453063
 STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
 REQUEST OF: *Utah South Village, Inc.*
 DATE: 7/11/17 TIME: 9:59 BOOK: PAGE:
 FEES: \$132.00
 PRINTED NAME OF COUNTY RECORDER: *Mandi Merrill*

SHEET
 3 OF 3

C:\Utah\YOUTH Village\Meadowbrook Sub\survey\ACAD\Meadowbrook Final Plat.dwg, 2/17/2005 8:51 AM, Frank Harvey