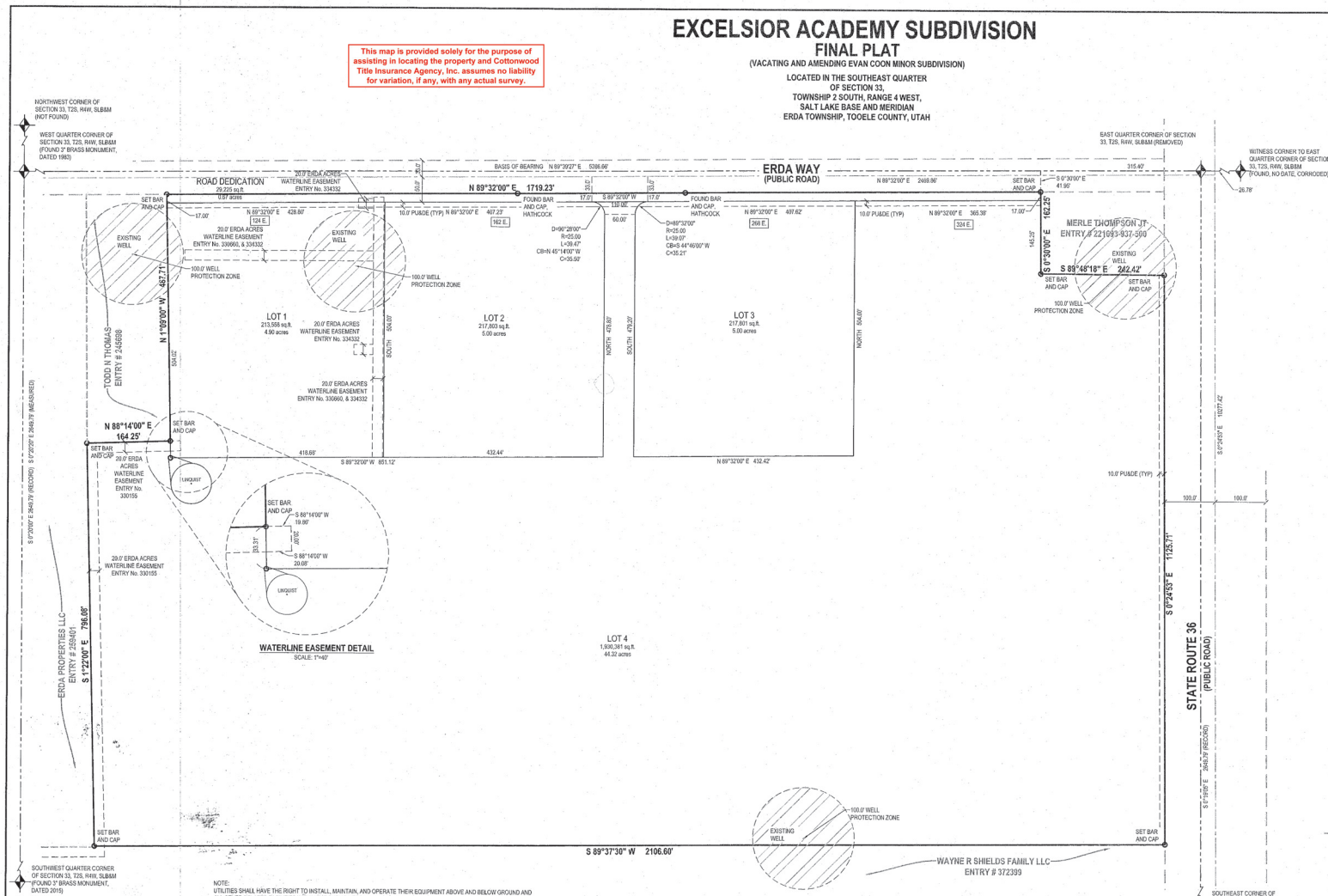
EXCELSIOR ACADEMY SUBDIVISION
FINAL PLAT
(VACATING AND AMENDING EVAN COON MINOR SUBDIVISION)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
ERDA TOWNSHIP, TOOELE COUNTY, 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.



LEGEND

- SECTION CORNER
- SET ENSIGN REBAR AND CAP
- FOUND REBAR AND CAP
- TANGENT LINE
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE

NOTES

1. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO TOOELE COUNTY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.
2. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM TOOELE COUNTY ENGINEERING DEPARTMENT.
3. 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
4. LANDSCAPING WITHIN THE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE RESPECTIVE LOT OWNER(S).
5. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. SEE STATE CODE 17-41-403(4)(a).

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.&D.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.&D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.&D.E.

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 334575 as prescribed under 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 shown on this plat and described below, and have subdivided said tract of land into lots and streets, together with easements hereafter to be known as

EXCELSIOR ACADEMY SUBDIVISION

and that the same has been surveyed and staked on the ground as shown on the plat.

BOUNDARY DESCRIPTION

Amending the Evan Coon Minor Subdivision

A parcel of land, situate in the Southeast Quarter of Section 33, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Erda Township, Tooele County, Utah, more particularly described as follows:

Beginning at point on the south line of the established Erda Way, a Tooele County Road, and at the Northeast corner of Lot 2 of the Evan Coon Minor Subdivision, as recorded February 24, 1999, under Entry no. 126918, in Book 555, Page 494, in the Tooele County Recorder's Office, which point is located South 89°39'27" West 315.40 feet along the Quarter Section line, and South 0°30'00" East 41.96 feet from the East Quarter Corner of Section 33, Township 2 South, Range 4 West , Salt Lake Base and Meridian, and running:

thence South 0°30' 00" East 162.25 feet along the boundary of said subdivision, following closely an existing fence line;
thence South 89°48'18" East 242.42 feet (265.26 feet record before SR 36 widening) along said boundary, following closely an existing fence line to the west line of State Road 36 right-of-way;
thence South 0°24'52" East 1125.71 feet (1125.45 feet record old deed line) along said right-of-way to an existing fence lee;
thence South 89°37'30" West 2106.60 feet (2127.53 feet record before SR 36 widening) along said boundary, following closely an existing fence line;
thence North 1°22'00" West 796.08 feet along said boundary, following closely an existing fence line;
thence North 88°14'00" East 164.25 feet along said boundary, following closely an existing fence line, to the west line of the Excelsior Charter School property, as recorded under Entry no. 342309;
thence North 1°09'00" West 487.71 feet along said school boundary, to the South line of Erda Way a 33.00-foot half width;
thence North 89°32'00" East 1719.23 feet along the south line of said Erda Way, and the north line of said subdivision, to the Point of Beginning.

Parcel contains: 2,609,769 square feet, or 59.89 acres.

PROFESSIONAL LAND SURVEYOR 11-14-17 No. 334575 DOUGLAS J. KINSMAN STATE OF UTAH

OWNER'S DEDICATION

Know all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets together with easements as set forth hereafter to be known as:

EXCELSIOR ACADEMY SUBDIVISION

(VACATING AMENDING EVAN COON MINOR SUBDIVISION)

The undersigned owner(s) hereby dedicate to Tooele County all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Tooele County and to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for sewer, water lines appurtenances, fire facilities, drainage facilities and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owners also hereby convey any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown hereon.
In witness whereof I / we have hereunto set my / our hand this 17th day of November A.D., 20 17

Siegel's Family Limited Partnership
By: Joseph White
Managing Member

Catholic Diocese of Salt Lake City Real Estate Corp.
By: Most Reverend John C. Wester
Bishop
By: Colin F. Bircumshaw
Vicar General

Excelsior Development, LLC
By: Shelly Mays Taylor
Board President

The Geraldine B. Siegers Family Living Trust Feb 5 2009
By: Joseph White
Managing Member

CORPORATION ACKNOWLEDGMENT

STATE OF UTAH
County of Davis)S.S.

On the 16 day of November A.D., 20 17 Mgr. Colin F. Bircumshaw personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Vicar General of Catholic Diocese of Salt Lake City Real Estate Corp. a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 6-24-19 NOTARY # 683983
Alisha J. Marcus RESIDING IN Salt Lake COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of TOOELE)S.S.

On the 17 day of Nov A.D., 20 17 personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Siegel Family Limited Partnership, Sole Member of Excelsior Development, LLC a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 11-01-2020 NOTARY # 691212
Notary Public, State of Utah Commission # 691212 My Commission Expires November 1, 2020 STEVEN PACKHAM NOTARY PUBLIC
Notary Public Sherri Packham RESIDING IN Tooele COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of TOOELE)S.S.

On the 17 day of November A.D., 20 17 Shelly Taylor personally appeared before me, the undersigned Notary Public, in and for said County of Tooele in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Board President of Excelsior Development, LLC a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: Dec 3, 2019 NOTARY # 696860
Notary Public RESIDING IN Tooele COUNTY.
NOTARY PUBLIC

Owner/Developer
SILVER PEAK ENGINEERING
177 E. ANTELOPE DR.
LAYTON, UT 84041
JOSH JENSEN
801-499-5054

TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS 28 DAY OF November 20 17 BY THE TOOELE COUNTY SURVEY DEPARTMENT
RECORD OF SURVEY FILE # 1999-0010-S
TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY ATTORNEY'S
APPROVED AS TO FORM ON THIS 12 DAY OF NOV A.D. 20 17
TOOELE COUNTY ATTORNEY

COUNTY HEALTH DEPARTMENT
APPROVED THIS 15th DAY OF NOVEMBER 20 17 BY THE TOOELE COUNTY HEALTH DEPARTMENT.
TOOELE COUNTY HEALTH DEPT.

SHEET 1 OF 1
PROJECT NUMBER: T18958
MANAGER: D. KINSMAN
DRAWN BY: A. JASPER
CHECKED BY: D. KINSMAN

ENSIGN
DATE: November 14, 2017
TOOELE 169 North Main St. Unit 1, Tooele, Utah 84074, Phone: 435.843.3590
SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
WWW.ENSIGNENG.COM

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES
APPROVED THIS 28 DAY OF November 20 17 BY THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES.
DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

ERDA ACRES WATER COMPANY
APPROVED THIS ____ DAY OF ____ 20 ____ BY THE ERDA ACRES WATER COMPANY.
CHAIRMAN

NORTH TOOELE COUNTY FIRE DEPARTMENT
APPROVED THIS 16 DAY OF NOVEMBER 20 17 BY THE NORTH TOOELE COUNTY FIRE DEPARTMENT
NORTH TOOELE COUNTY FIRE DEPARTMENT, CHIEF

TOOELE COUNTY PLANNING COMMISSION
APPROVED THIS 15th DAY OF November 20 17 BY THE TOOELE COUNTY PLANNING COMMISSION
CHAIR, TOOELE COUNTY PLANNING COMMISSION

COUNTY TREASURER
APPROVED THIS 17 DAY OF November 20 17 BY THE TOOELE COUNTY TREASURER.
TOOELE COUNTY TREASURER

EXCELSIOR ACADEMY SUBDIVISION
FINAL PLAT
(VACATING AND AMENDING EVAN COON MINOR SUBDIVISION)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
ERDA TOWNSHIP, TOOELE COUNTY, UTAH

RECORDED # 458984
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: Siegel's Family Limited Partnership
DATE: Nov 28 2017 TIME: 12:43 PM
$ 41.00 FEES
Rhonda Francis TOOELE COUNTY RECORDER
3 pages

ENTRY # 563895 FINAL LOCAL ENTITY PLAT CITY OF ERDA 6/10/22 GG

BK 19 BK 97