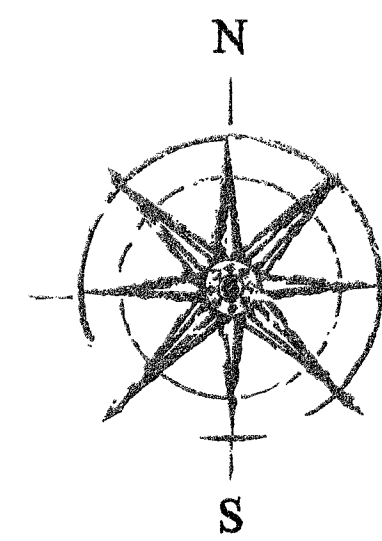


# GRANTSVILLE PROFESSIONAL PARK CONDOMINIUMS

AMENDING AND VACATING LOT 101 OF GRANTSVILLE PROFESSIONAL PARK SUBDIVISION  
FINAL PLAT  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, T2S, R5W, SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



GRAPHIC SCALE  
(IN FEET)  
1 inch = 30 ft.

**Minor Subdivision Note:**

The approval of this minor subdivision was granted upon condition that the owner or owners of each lot in this subdivision will immediately install or pay for the installation of sidewalk, curb, gutter or other required and specified offsite improvements, within ninety days of a written notice from Grantsville City to complete said improvements. The requirement to install or pay for said improvements was an agreement of the original owner of this subdivision and is a covenant running with these lots and subsequent owners of these lots shall also assume the same obligation when they acquire ownership of the same.

**NAD83 State Plane Coordinates**

	Northing	Easting
(A)	7387064.5	1383562.7
(B)	7387063.3	1383343.1
(C)	7387155.5	1383332.2
(D)	7387330.8	1383330.2
(E)	7387419.3	1383330.3
(F)	7387419.3	1383562.7

**DOMINION ENERGY UTAH - NOTE:**

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other 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 or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ Dominion Energy Company  
By \_\_\_\_\_  
Title \_\_\_\_\_

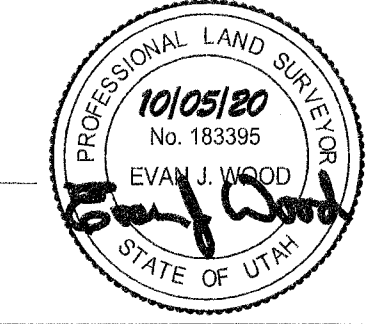
**ROCKY MOUNTAIN POWER**

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under  
(1) A recorded easement or right-of-way  
(2) The law applicable to prescriptive rights  
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or  
(4) Any other provision of law

ROCKY MOUNTAIN POWER DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, EVAN J. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 183395 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE PERFORMED A SURVEY OF THE LAND DESCRIBED ON THIS CONDOMINIUM PLAT OF GRANTSVILLE PROFESSIONAL PARK CONDOMINIUMS, AND THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH IT WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE, AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.



Evan J. Wood  
Professional Land Surveyor  
Certificate No. 183395

Date 10/05/2020

**BOUNDARY DESCRIPTION**

All of Lot 101, GRANTSVILLE PROFESSIONAL PARK SUBDIVISION, as recorded in the Tooele County Recorder's Office as Entry No. 507128, more particularly described as follows:  
Beginning at a point on the northerly line of HALIFAX LAND MINOR SUBDIVISION on file in the Office of the Tooele County Recorder as Entry #338142 in Book 17, Page 41, being N89°41'08"E along the Section line 992.71 feet and North 952.20 feet from the Southwest Corner of Section 33, T2S, R5W, S.L.B. & M.; thence S89°41'08"W 219.57 feet to the easterly right of way line of SR-112; thence along said easterly right of way line the following three (3) courses, (1) thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,869.86 feet (radius bears: N81°50'21"E) a distance of 92.84 feet through a central angle of 02°50'41" Chord: N06°44'19"W 92.83 feet; thence (2) N00°40'02"W 175.36 feet; thence (3) N00°03'52"E 88.46 feet; thence East 232.40 feet; thence South 354.79 feet to the point of beginning.  
Contains: 81,799 sq. ft. or 1.88 acres +/-  
Contains 8 Units

**OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF ELEVEN (11) PAGES, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR

**GRANTSVILLE PROFESSIONAL PARK CONDOMINIUMS**

THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;

- CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCORDANCE WITH, AND AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

IN WITNESS WHEREOF SCOT JASON HAZARD, MANAGER HAS HERUNTO SET HIS HAND THIS 2nd DAY OF November A.D. 2020.

PRINTED NAME OF OWNER OWNER(S): SCOT JASON HAZARD  
ENVISSION FLOW, LLC  
SCOT JASON HAZARD, MANAGER  
AUTHORIZED SIGNATURE(S): *[Signature]*

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF Tooele  
ON THE 2 DAY OF November A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Tooele, IN SAID STATE OF UTAH, Jesse D. Wilson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Scott Hazard OF EnviSSION Flow, LLC, A UTAH L.L.C. 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.

MY COMMISSION EXPIRES: 3/18/2023  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Tooele COUNTY  
MY COMMISSION No. 705249  
Jesse D. Wilson  
PRINTED FULL NAME OF NOTARY

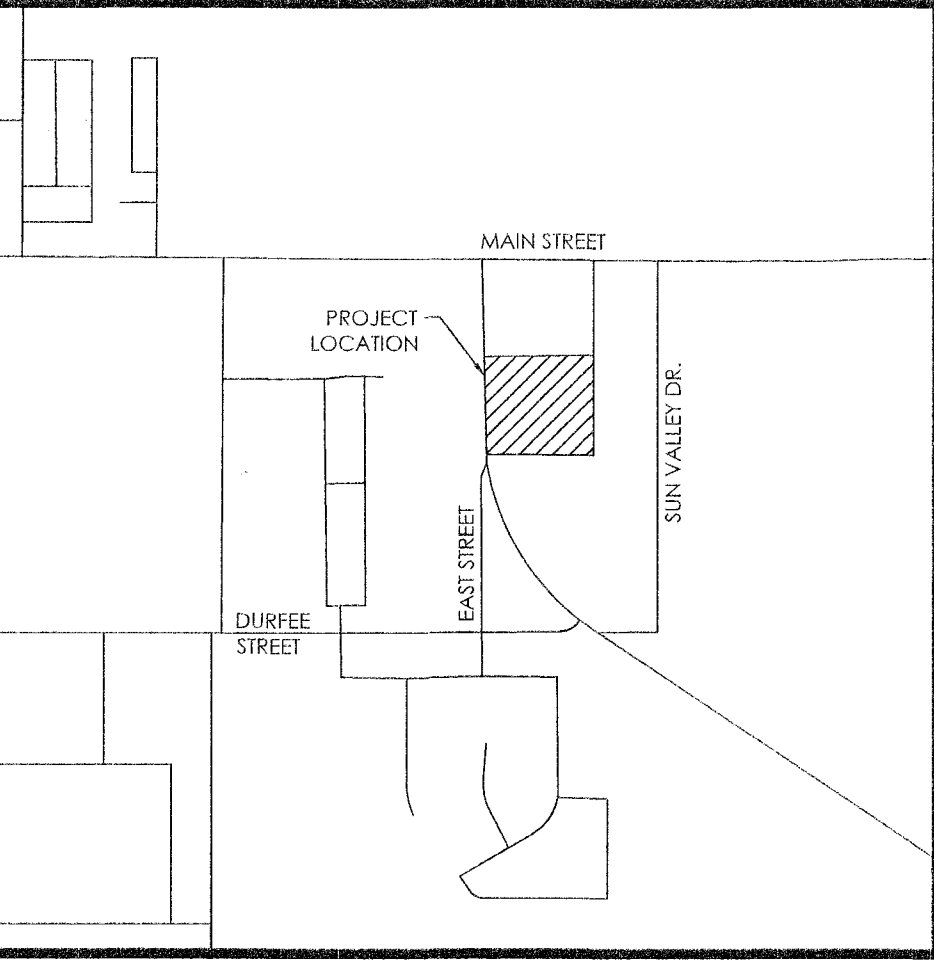
**GRANTSVILLE PROFESSIONAL PARK CONDOMINIUMS**

AMENDING AND VACATING LOT 101 OF GRANTSVILLE PROFESSIONAL PARK SUBDIVISION  
FINAL PLAT  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, T2S, R5W, SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**TOOELE COUNTY RECORDER**

NO. 525782  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF ENVISSION FLOW, LLC  
DATE 11/2/20 TIME 3:47 pm BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
\$118.00  
FEE \$  
Kathia Ahlstrom deputy  
TOOELE COUNTY RECORDER

BK 21 PG 46



**VICINITY MAP**  
N.T.S.

**Easement Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	1869.86	0°27'35"	15.00	N07°55'52"W	15.00
(C2)	31.53	74°26'00"	40.96	N43°12'58"E	38.14

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	1869.86	2°23'06"	77.83	S06°30'31"E	77.83

**Easement Line Table**

LINE	DIRECTION	LENGTH
(L1)	S00°05'46"E	32.88
(L2)	S00°00'00"E	12.00
(L3)	N83°03'28"E	23.19

**LEGEND**

- BOUNDARY SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- EXISTING PROPERTY LINE
- LOT LINES
- MONUMENT (NOT FOUND)
- MONUMENT (FOUND)
- WITNESS CORNER
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- PRIVATE AREA
- COMMON AREA
- ACCESS EASEMENT

NOTES:  
1. PARKING SPOTS ARE NOT TO BE DESIGNATED TO PARTICULAR UNITS

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.

PREPARED FOR  
CURTIS MINER  
ARCHITECTURE, LLC

PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6909 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 (PHONE) 325-0075  
www.focusutah.com

GRANTSVILLE CITY ATTORNEY  
APPROVED AS TO FORM ON THIS 30<sup>th</sup> DAY OF Oct. A.D. 2020  
*[Signature]*  
GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY PUBLIC WORKS  
APPROVED THIS 27<sup>th</sup> DAY OF Oct. A.D. 2020  
BY THE DIRECTOR OF PUBLIC WORKS FOR GRANTSVILLE CITY  
*[Signature]*  
DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

TOOELE COUNTY TREASURER  
APPROVED THIS 2nd DAY OF November A.D. 2020 BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.  
*[Signature]*  
TOOELE COUNTY TREASURER

GRANTSVILLE CITY FIRE DEPARTMENT  
APPROVED THIS 25<sup>th</sup> DAY OF Oct. A.D. 2020 BY THE GRANTSVILLE CITY FIRE DEPARTMENT  
*[Signature]*  
GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY MAYOR  
APPROVED THIS 30th DAY OF October A.D. 2020 BY THE GRANTSVILLE CITY MAYOR  
*[Signature]*  
MAYOR

GRANTSVILLE CITY PLANNING COMMISSION  
APPROVED THIS 27th DAY OF October A.D. 2020 BY THE GRANTSVILLE CITY PLANNING COMMISSION.  
*[Signature]*  
CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

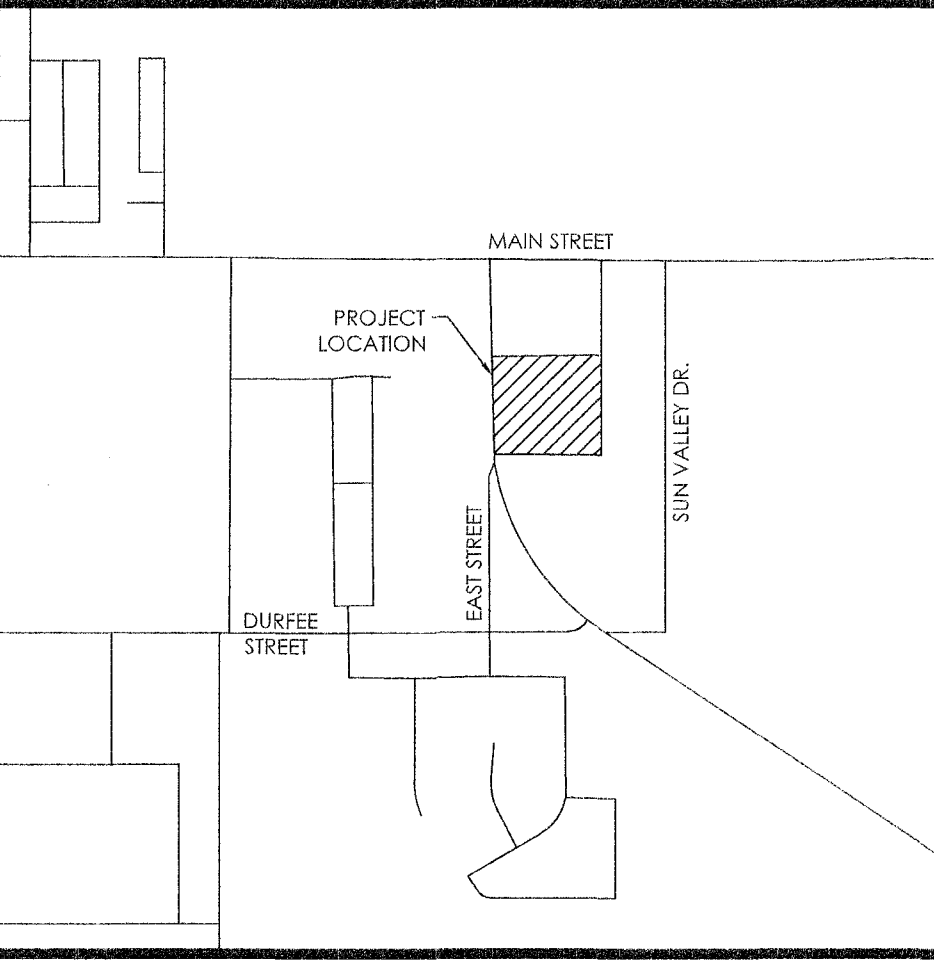
RECORD OF SURVEY  
PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2020-0032

TOOELE COUNTY SURVEYOR  
APPROVED THIS 2nd DAY OF Nov. A.D. 2020  
ROS # 2020-0032  
*[Signature]*  
TOOELE COUNTY SURVEY DEPARTMENT

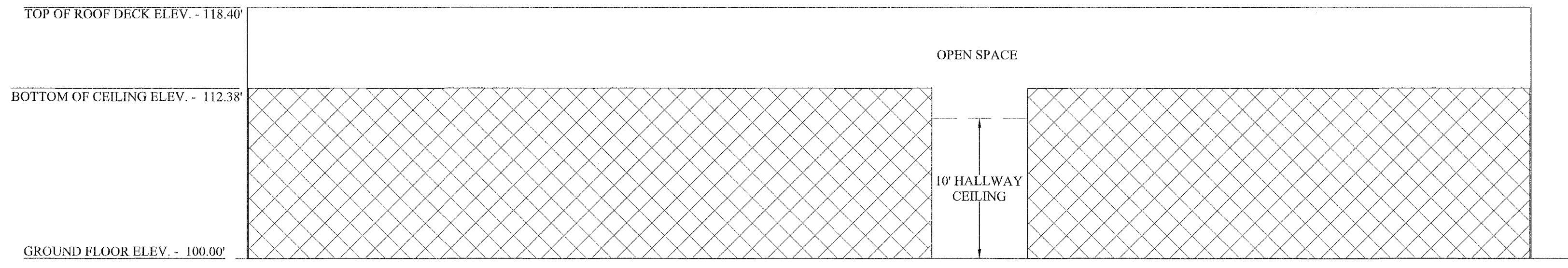
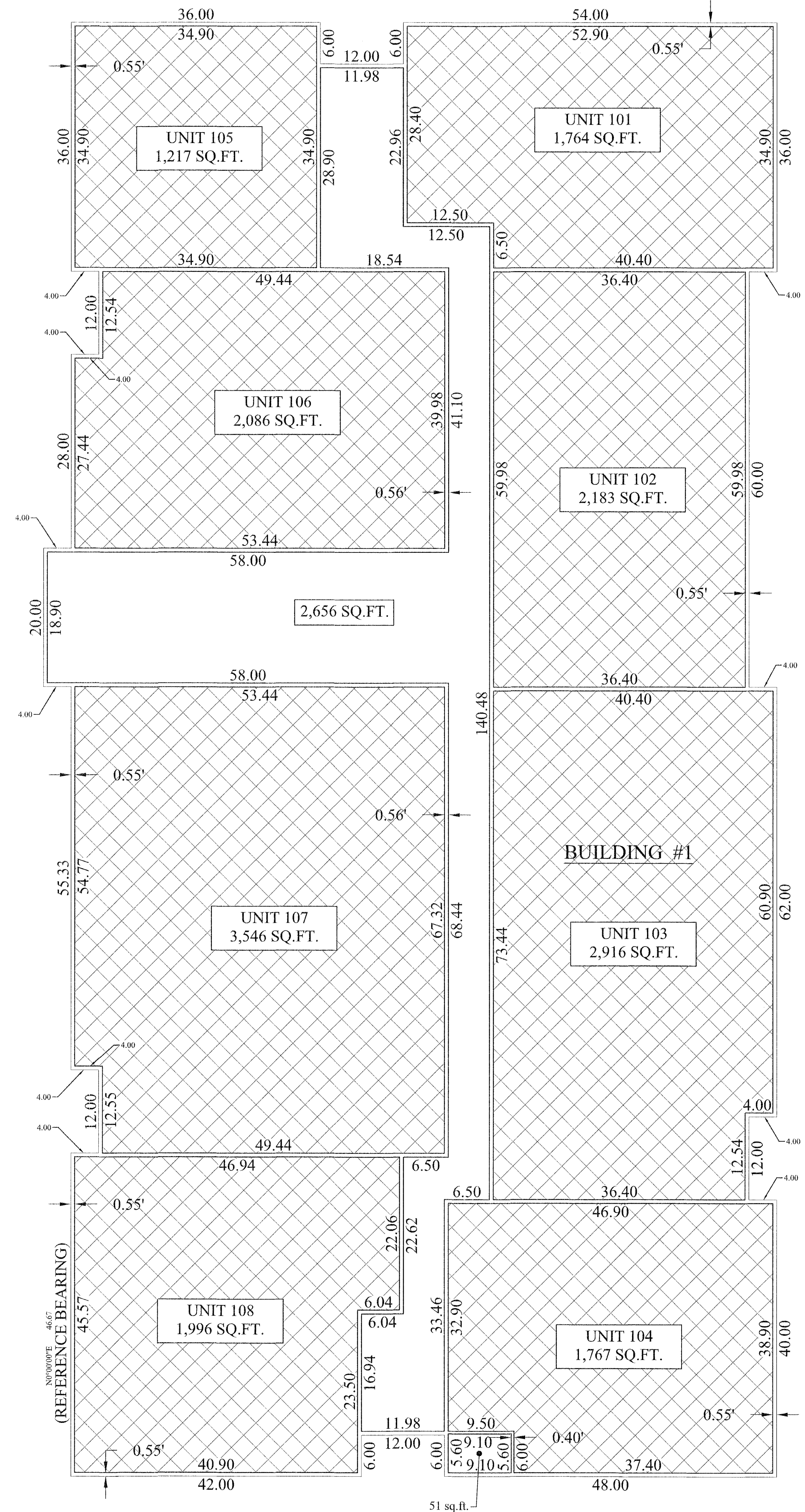
GRANTSVILLE CITY ENGINEER  
APPROVED THIS 27th DAY OF Oct. A.D. 2020  
*[Signature]*  
GRANTSVILLE CITY ENGINEER

GRANTSVILLE CITY ENGINEER  
APPROVED THIS 27th DAY OF Oct. A.D. 2020  
*[Signature]*  
GRANTSVILLE CITY ENGINEER





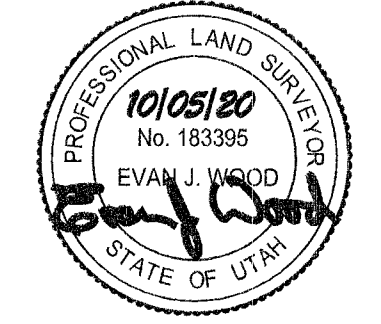
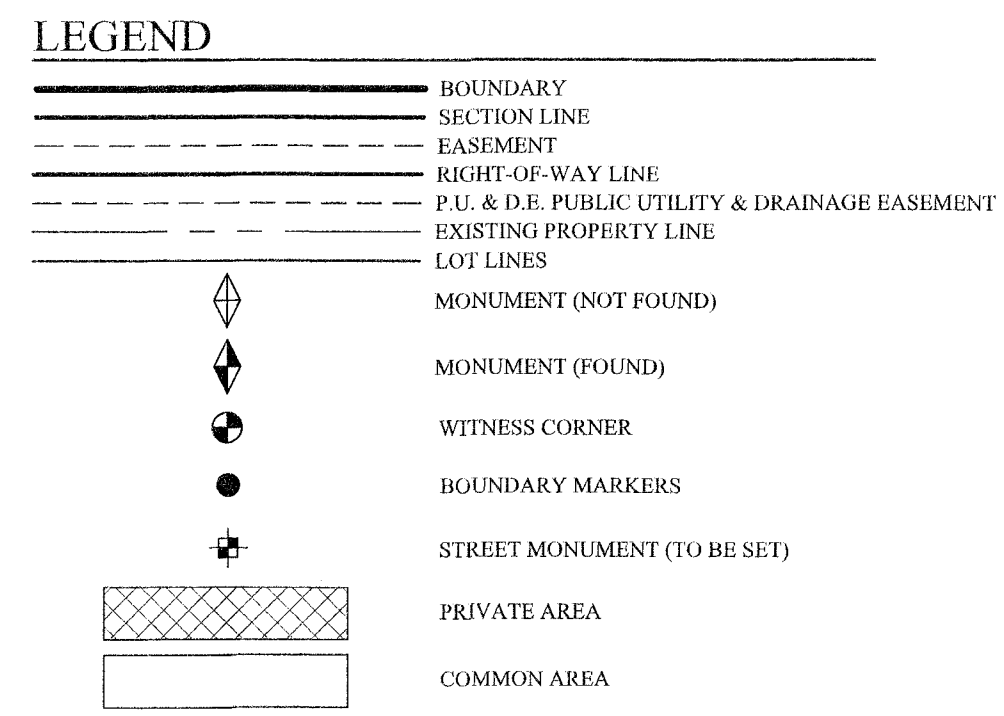
VICINITY MAP  
N.T.S.



BUILDING #1 - ELEVATION

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- NOTES:
1. ALL INSIDE WALL DISTANCES ARE .56' AND ALL OUTSIDE WALLS ARE .55'
  2. ALL WALLS ARE PARALLEL OR PERPENDICULAR TO BUILDING REFERENCE BEARING SHOWN ON PLAT



SHEET 2 of 2

**GRANTSVILLE PROFESSIONAL PARK CONDOMINIUMS**

FINAL PLAT  
LOCATED IN THE SOUTH WEST 1/4 OF SECTION 22, T2S, R5W,  
SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:\2018\18-372 GRANTSVILLE PROFESSIONAL PARK\DESIGN 18-372\DWG\SHEETS\LOT 101\22.1 - FINAL PLAT LOT 101.DWG