

**PLANNING COMMISSION**  
 APPROVED THIS 10 DAY OF August 2022  
 BY THE TOOELE CITY PLANNING COMMISSION  
 CHAIRMAN TOOLEE CITY PLANNING COMMISSION

**COUNTY HEALTH DEPARTMENT**  
 APPROVED THIS 27 DAY OF July 2022  
 BY THE TOOELE COUNTY HEALTH DEPARTMENT  
 TOOLEE COUNTY HEALTH DEPARTMENT

**COUNTY TREASURER APPROVAL**  
 APPROVED THIS 27 DAY OF July 2022  
 BY THE TOOELE COUNTY TREASURER  
 TOOELE COUNTY TREASURER

**DOMINION ENERGY**  
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-8532.

APPROVED THIS 28 DAY OF July 2022  
 BY: *Frank Mills*  
 TITLE: Pre-Construction Rep

**ROCKY MOUNTAIN POWER COMPANY**  
 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-803(A)(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.

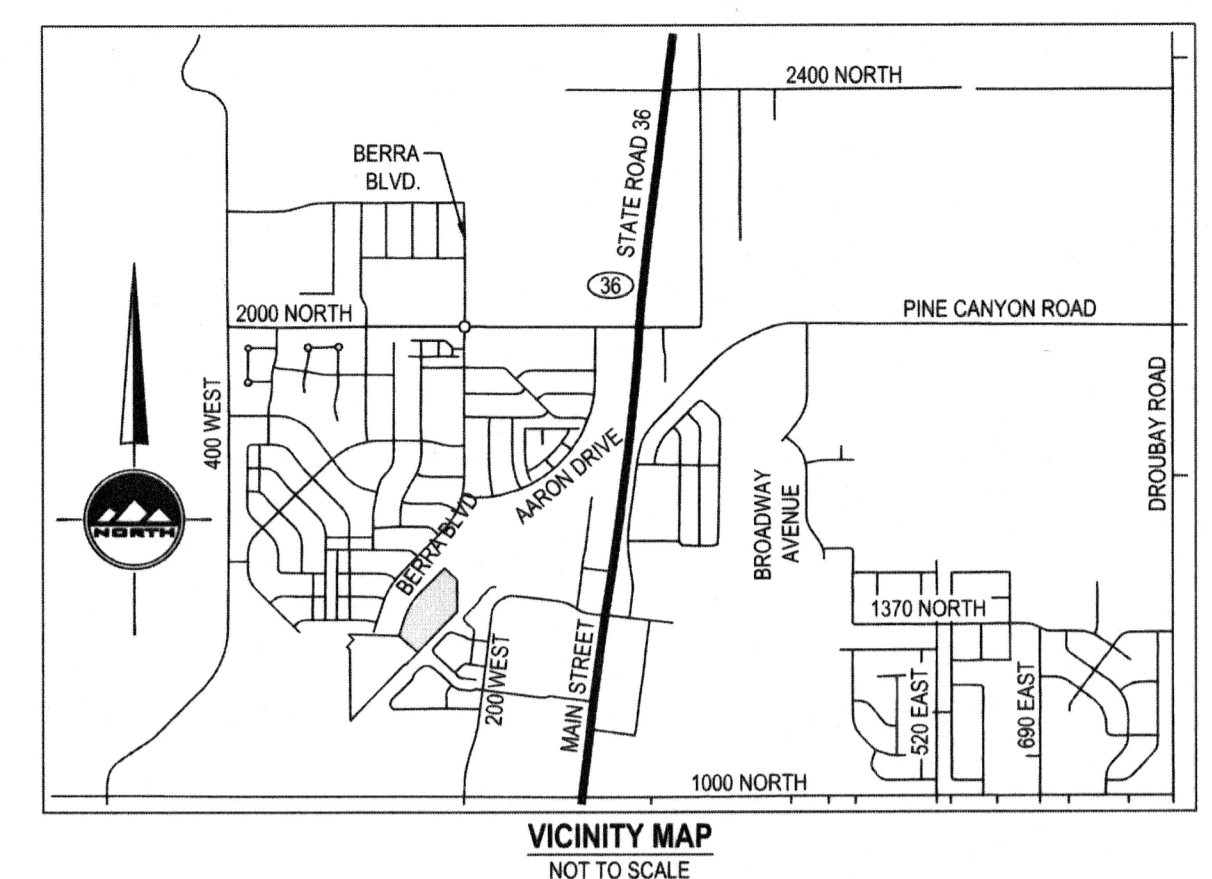
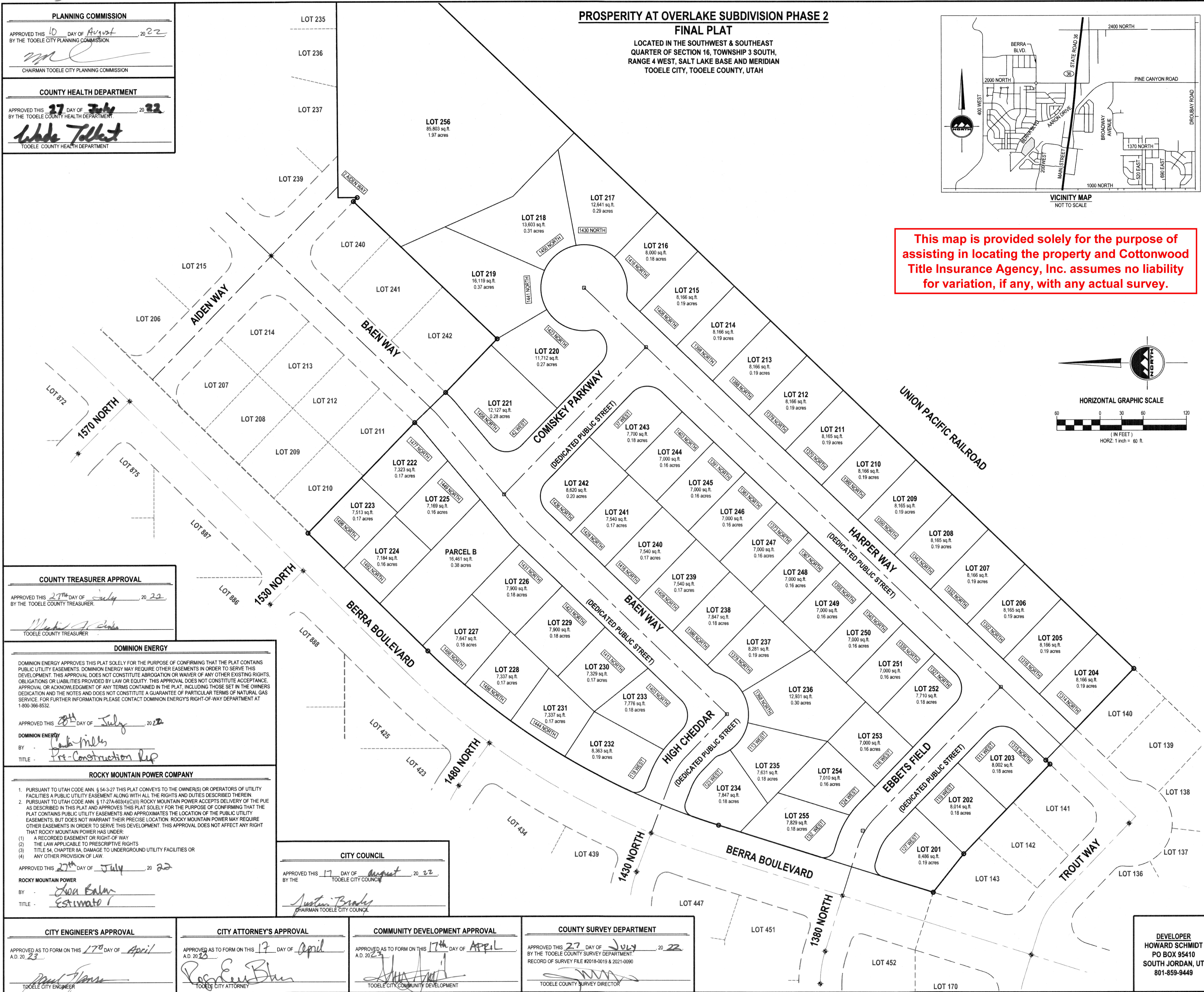
APPROVED THIS 27 DAY OF July 2022  
 BY: *John Baker*  
 TITLE: Estimate

**CITY ENGINEER'S APPROVAL**  
 APPROVED AS TO FORM ON THIS 17 DAY OF April A.D. 2023  
 TOOLEE CITY ENGINEER

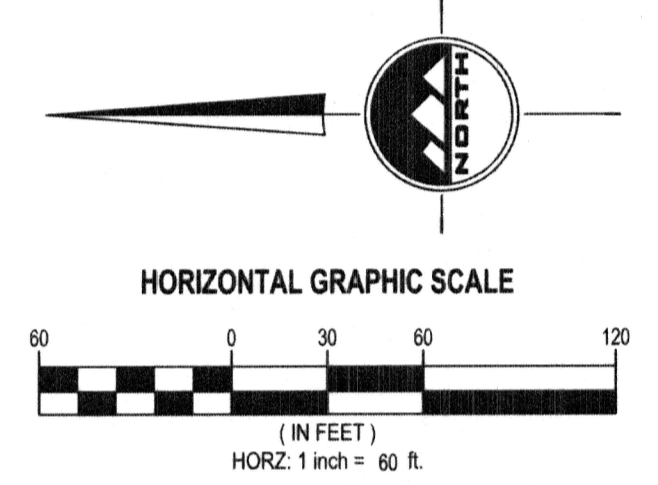
**CITY ATTORNEY'S APPROVAL**  
 APPROVED AS TO FORM ON THIS 17 DAY OF April A.D. 2023  
 TOOLEE CITY ATTORNEY

**COMMUNITY DEVELOPMENT APPROVAL**  
 APPROVED AS TO FORM ON THIS 17 DAY OF April A.D. 2023  
 TOOLEE CITY COMMUNITY DEVELOPMENT

**COUNTY SURVEY DEPARTMENT**  
 APPROVED THIS 27 DAY OF July 2022  
 BY THE TOOELE COUNTY SURVEY DEPARTMENT  
 RECORD OF SURVEY FILE #2018-0019 & 2021-0090  
 TOOLEE COUNTY SURVEY DIRECTOR



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.



**SURVEYOR'S CERTIFICATE**  
 Douglas J. Kinsman  
 No. 334575  
 I do hereby certify that I am a Professional Land Surveyor, and that I hold certificate as prescribed under 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, hereinafter to be known as PROSPERITY AT OVERLAKE SUBDIVISION PHASE 2, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 A parcel of land, situate in the Southwest and Southeast Quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:  
 Beginning at a point on the Southeastern line of Berra Boulevard, said point is located North 89°37'18" East 2174.58 feet along the Quarter Section line and North 45.66 feet from the West Quarter Corner of said Section 16 and running:  
 thence South 46°04'52" East 214.21 feet to the Southeastern Right-of-Way line of Baen Way;  
 thence South 44°13'13" East 60.04 feet along the Southerly line of said Baen Way;  
 thence South 46°04'52" East 103.50 feet;  
 thence North 53°53'08" East 276.95 feet along the Southerly line of Aiden Way;  
 thence South 46°05'46" East 7.70 feet to the Quarter Section Line;  
 thence North 0°14'16" West 26.68 feet along said Quarter Section line to the Center of Section;  
 thence North 89°37'18" East 408.61 feet along the Quarter Section line to the Northernly line of the Union Pacific Railroad Right-of-Way;  
 thence South 43°54'30" West 157.98 feet along said Railroad Right-of-Way;  
 thence North 46°05'30" West 176.65 feet;  
 thence South 43°54'30" West 8.00 feet;  
 thence North 46°05'30" West 173.16 feet;  
 thence North 51°13'14" West 68.25 feet to the Southeastern Right-of-Way line of Berra Boulevard as recorded on file at the Tooele County Recorder's Office as Entry #139507;  
 thence North 17°23'43" East 312.76 feet along said Southeastern Right-of-Way line to call and the following two calls:  
 thence Northwesterly 475.55 feet along the arc of a 1,000.00 foot radius tangent curve to the right (center bears South 72°36'14" East and the long chord bears North 31°01'36" East 471.32 feet through a central angle of 27°15'40");  
 thence North 44°39'24" East 233.75 feet, to the Point of Beginning.

Contains 700,448 square feet or 16.06 acres.

July 27, 2022  
 Douglas J. Kinsman  
 PROFESSIONAL LAND SURVEYOR  
 No. 334575  
 DOUGLAS J. KINSMAN  
 STATE OF UTAH

**OWNER'S DEDICATION AND CONSENT TO RECORD**  
 Known 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 be divided into lots and streets, together with easements as set forth hereinafter to be known as:

**PROSPERITY AT OVERLAKE SUBDIVISION PHASE 2**

The undersigned owner(s) hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to Tooele City and to all public utility companies a perpetual, nonexclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage and for the installation, maintenance and operation of utility lines and facilities.

In witness whereof I have hereunto set my / our hand this 27th day of July A.D. 2022  
 By: *Howard Schmidt* HOWARD SCHMIDT (MANAGING DIRECTOR)  
 By: *Debbie Winn* TOOELE CITY CORPORATION (TOOELE CITY MAYOR)

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH County of TOOELE J.S.  
 On the 29th day of July A.D. 2022 Howard Schmidt personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, Utah, who after being duly sworn, acknowledged to me that He/She is the Managing Director of Providence TR LLC and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH County of Tooele  
 On the 18 day of April A.D. 2023, personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of 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.

Notary's Full Name & Commission Number: *Laura Rankhead*  
 My Commission Expires: 11-4-24 A Notary Public Commissioned in Utah

**PROSPERITY AT OVERLAKE SUBDIVISION PHASE 2 FINAL PLAT**

LOCATED IN THE SOUTHWEST & SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

**TOOELE** 169 North Main Street Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108  
**SALT LAKE CITY** Phone: 801.253.0529  
**LAYTON** Phone: 801.941.1100  
**CEGAR CITY** Phone: 435.965.1453  
**RICHFIELD** Phone: 435.965.2963  
 WWW.ENSIGNENG.COM

**ENSIGN**

SHEET 1 OF 3  
 PROJECT NUMBER: 8008C  
 MANAGER: C. CHILD  
 DRAWN BY: C. CHILD  
 CHECKED BY: D. KINSMAN  
 DATE: 7/27/22

**TOOELE COUNTY RECORDER**  
 RECORDED # 587948  
 STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: *Howard Schmidt*  
 DATE: 4/19/2023 TIME: 10:48 am  
 FEES: 274.00  
 Rujisha Ulin Deputy TOOELE COUNTY RECORDER

**DEVELOPER**  
 HOWARD SCHMIDT  
 PO BOX 95410  
 SOUTH JORDAN, UT  
 801-859-9449

**KEY NOTES**

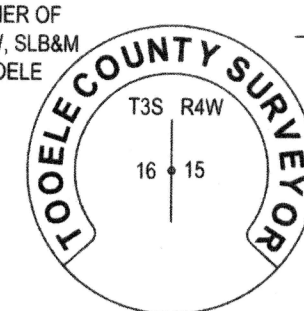
- SHARED ACCESS EASEMENT - 20' DEEP OFF THE ROW X 30' WIDE, 15' CENTERED ON EACH SIDE OF THE LOT LINE, (TYP)
- SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS
- FOUND STREET MONUMENT
- PARCEL "B" HEREBY DEDICATED TO TOOELE CITY.
- LOT 227 DRIVEWAY TO BE LOCATED ON THE NORTH END OF THE LOT ADJACENT PARCEL "B".

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S62°23'43"W	21.21'
C2	70.00'	32.39'	26°30'47"	N59°20'53"W	32.10'
C3	29.50'	46.34'	90°00'00"	N1°05'30"W	41.72'
C4	15.00'	13.91'	53°07'43"	S70°28'24"W	13.42'
C5	60.00'	54.84'	52°22'06"	S70°51'15"W	52.95'
C6	60.00'	57.75'	55°08'57"	S17°05'43"W	55.55'
C7	60.00'	58.33'	55°41'49"	S38°19'40"E	56.06'
C8	60.00'	56.82'	54°15'26"	N86°41'43"E	54.72'
C9	60.00'	72.03'	68°47'18"	N25°10'21"E	67.79'
C10 (TOTAL)	60.00'	299.77'	286°15'36"	N46°05'30"W	72.00'
C11	15.00'	13.91'	53°07'41"	N17°20'35"E	13.42'
C12	29.50'	46.34'	90°00'00"	N88°54'30"E	41.72'
C13	29.50'	49.68'	96°28'54"	S2°08'57"W	44.01'
C14	130.00'	14.68'	6°28'15"	S47°09'16"W	14.67'
C15	70.00'	7.91'	6°28'15"	N47°09'16"E	7.90'
C16	130.00'	14.71'	6°28'54"	S47°08'57"W	14.70'
C17	1000.00'	69.81'	3°59'59"	S42°39'25"W	69.79'
C18	1000.00'	81.34'	4°39'38"	S38°19'37"W	81.32'
C19	1000.00'	90.10'	5°09'45"	S33°24'56"W	90.07'
C20	29.50'	46.34'	90°00'00"	N88°54'30"E	41.72'
C21	130.00'	14.73'	6°29'27"	S49°20'14"E	14.72'
C22	130.00'	38.13'	16°48'17"	S60°59'06"E	37.99'
C23 (TOTAL)	130.00'	52.86'	23°17'45"	N57°44'22"W	52.49'
C24	15.00'	24.67'	94°14'18"	S22°16'05"E	21.98'
C25	1000.00'	104.43'	5°59'00"	S27°50'33"W	104.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	1000.00'	46.17'	2°38'44"	S23°31'42"W	46.17'
C27	1000.00'	45.27'	2°35'37"	S20°54'31"W	45.26'
C28	1000.00'	38.69'	2°13'00"	S18°30'13"W	38.68'
C29	15.00'	23.82'	91°00'02"	S65°06'44"W	21.40'
C30	70.00'	28.46'	23°17'45"	N57°44'22"W	28.27'
C31	15.00'	7.34'	28°02'10"	N32°04'25"W	7.27'
C32	60.00'	17.68'	16°53'03"	N26°29'51"W	17.62'
C33	60.00'	46.08'	44°00'16"	N56°56'31"W	44.96'
C34	60.00'	44.45'	42°26'34"	S79°50'04"W	43.44'
C35	60.00'	44.76'	42°44'27"	S37°14'34"W	43.73'
C36 (TOTAL)	60.00'	152.97'	146°04'20"	N88°54'30"E	114.78'
C37	15.00'	7.34'	28°02'11"	S29°53'25"W	7.27'
C38	29.50'	46.34'	90°00'00"	S88°54'30"W	41.72'
C39	29.50'	46.34'	90°00'00"	N1°05'30"W	41.72'
C40	29.50'	46.34'	90°00'00"	N88°54'30"E	41.72'
C41	130.00'	20.89'	9°12'25"	S50°41'42"E	20.87'
C42	130.00'	39.27'	17°18'22"	S63°57'06"E	39.12'
C43 (TOTAL)	130.00'	60.16'	26°30'47"	N59°20'53"W	59.62'
C44	15.00'	23.56'	90°00'00"	S27°36'17"E	21.21'

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	1000.00'	475.80'	27°19'41"	S31°01'34"W	471.33'

EAST QUARTER CORNER OF SECTION 16, T3S, R4W, SLB8M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT) NO DATE

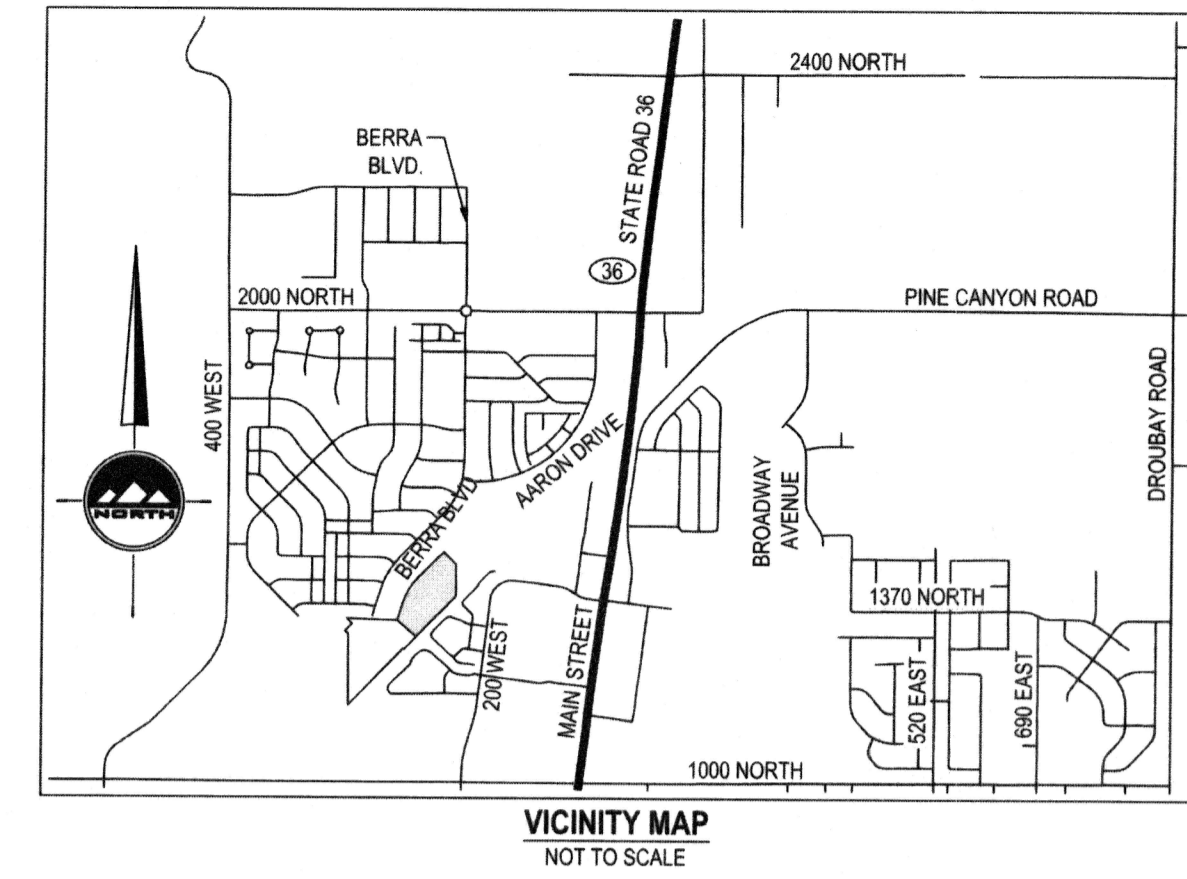


**FINAL PLAT  
PROSPERITY AT OVERLAKE SUBDIVISION PHASE 2**

LOCATED IN THE SOUTHWEST & SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

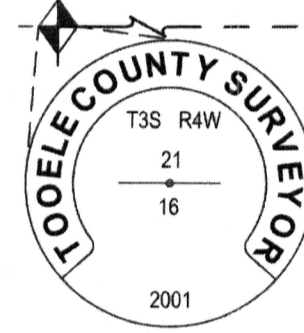
LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°36'17"W	94.64'
L2	N69°23'15"W	97.86'
L3	N46°05'30"W	102.59'
L4	N57°27'42"W	196.34'
L5	S1°05'30"E	29.98'
L6	N71°56'40"E	60.00'
L7	S74°07'40"E	60.00'

CENTER LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	100.00'	46.27'	26°30'47"	N59°20'53"W	45.86'
CL2	100.00'	11.29'	6°28'15"	S47°09'16"W	11.29'
CL3	100.00'	11.31'	6°28'54"	S47°08'57"W	11.31'
CL4	100.00'	40.66'	23°17'45"	N57°44'22"W	40.38'



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NORTH QUARTER CORNER OF SECTION 16, T3S, R4W, SLB8M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT, DATED JULY 2001)

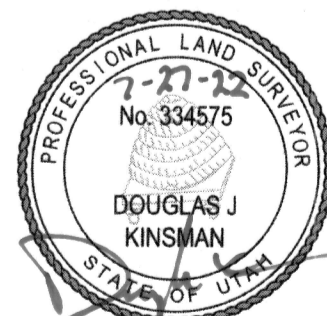


- NOTES:**
- OFFSET PINS TO BE PLACED IN TOP BACK OF CURB 3/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ENSGN ENG. & LAND SURV." TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS
  - EACH LOT IS RESPONSIBLE FOR MAINTAINING THE CITY'S PARK STRIP THAT ADJOINS THAT LOT.
  - CORNER LOTS WITH ONE ADDRESS ARE RESTRICTED TO HAVING A DRIVE APPROACH BEING ALONG THE ADDRESSED FRONTAGE. CORNER LOTS WITH TWO ADDRESSES CAN HAVE A DRIVE APPROACH ON EITHER OR BOTH FRONTAGES.
  - PARCEL "B" HEREBY DEDICATED TO TOOELE CITY.
  - LOT 227 DRIVEWAY TO BE LOCATED ON THE NORTH END OF THE LOT.

**LEGEND**

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- P.U.D.E.
- ACCESS EASEMENT
- PUBLIC DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE

DEVELOPER  
HOWARD SCHMIDT  
PO BOX 95410  
SOUTH JORDAN, UT  
801-859-9449



**FINAL PLAT  
PROSPERITY AT OVERLAKE SUBDIVISION PHASE 2**

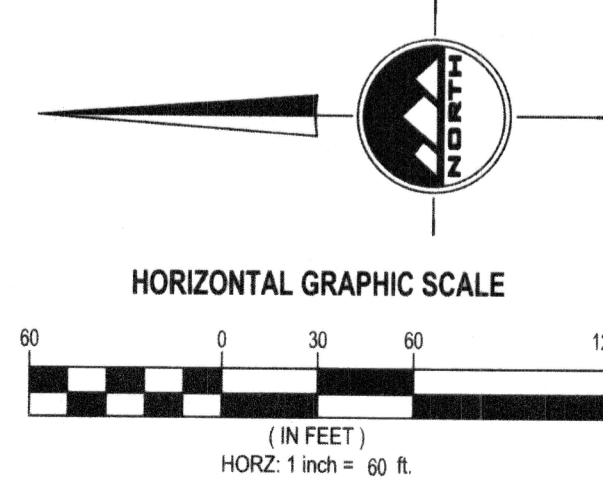
LOCATED IN THE SOUTHWEST & SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

SHEET 2 OF 3

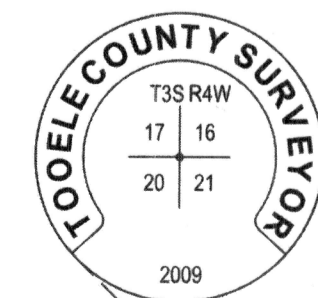
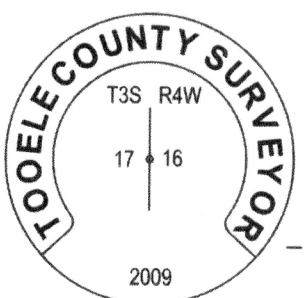
**TOOELE**  
169 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435-843-3590  
Fax: 435-578-0108  
WWW.ENSGN.COM

**SALT LAKE CITY**  
Phone: 801-253-9529  
**LAYTON**  
Phone: 801-547-1100  
**CEDAR CITY**  
Phone: 435-961-1453  
**RICHFIELD**  
Phone: 435-986-2963

PROJECT NUMBER : 8009C  
MANAGER : C. CHILD  
DRAWN BY : C. CHILD  
CHECKED BY : D. KINSMAN  
DATE : 2022-07-27



WEST QUARTER CORNER OF SECTION 16, T3S, R4W, SLB8M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT WITH RING AND LID, DATED 2009)

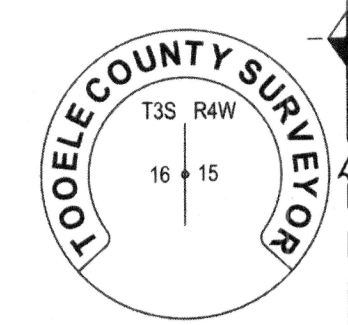
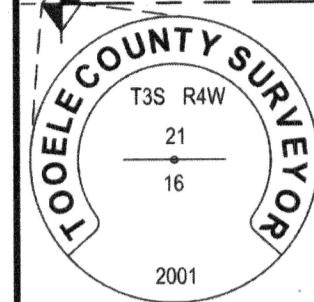


SOUTHWEST CORNER OF SECTION 16, T3S, R4W, SLB8M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT WITH RING AND LID) DATED 2009

# FINAL PLAT PROSPERITY AT OVERLAKE SUBDIVISION PHASE 2

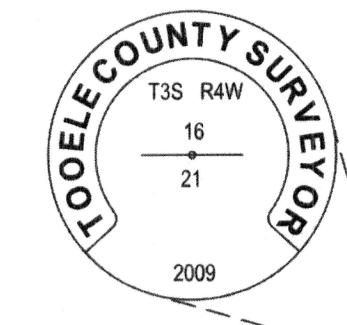
LOCATED IN THE SOUTHWEST & SOUTHEAST  
QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH,  
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN  
TOOELE CITY, TOOELE COUNTY, UTAH

NORTH QUARTER CORNER OF SECTION 16, T3S, R4W, SLB&M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT, DATED JULY 2001)

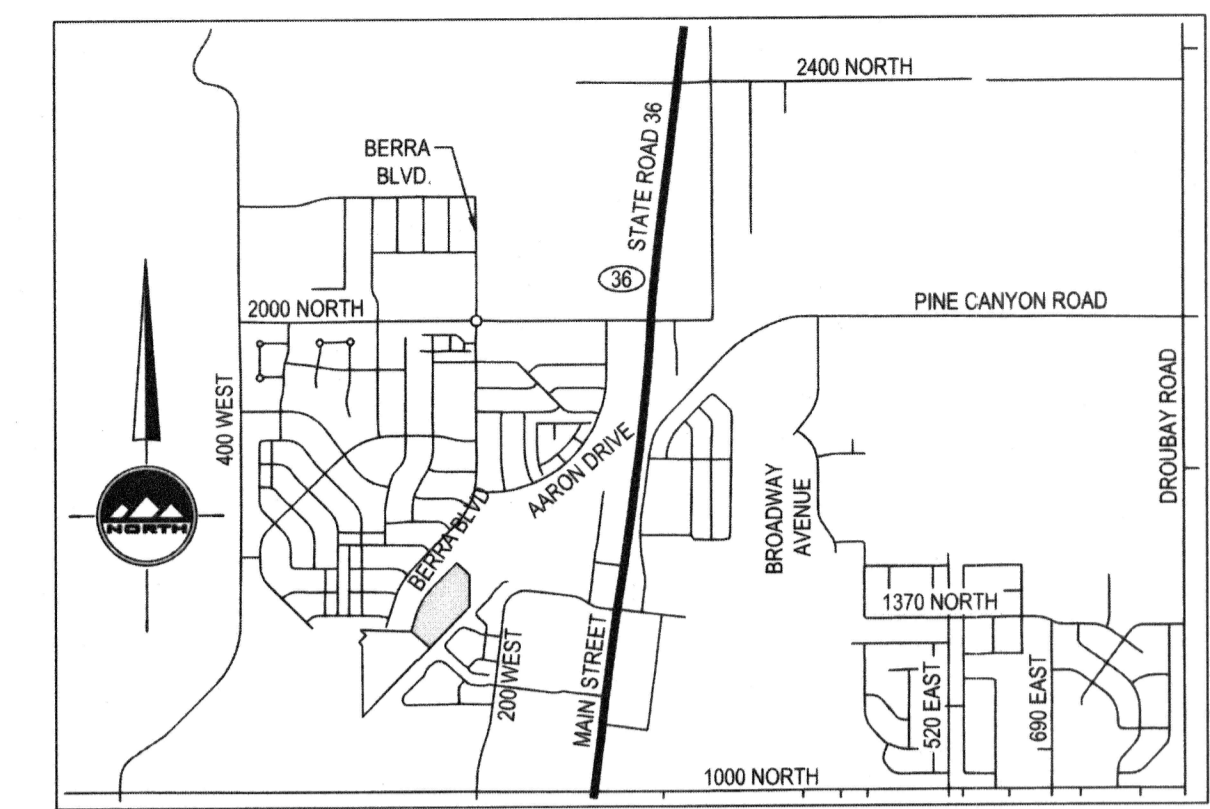


EAST QUARTER CORNER OF SECTION 16, T3S, R4W, SLB&M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT) NO DATE

FOUND ALUMINUM BAR AND CAP



SOUTH QUARTER CORNER OF SECTION 16, T3S, R4W, SLB&M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT WITH RING AND LID) DATED 2009



VICINITY MAP  
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S62°23'43"W	21.21'
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C4	15.00'	13.91'	53°07'43"	S70°28'24"W	13.42'
C5	60.00'	54.84'	52°22'06"	S70°51'15"W	52.95'
C6	60.00'	57.75'	55°08'57"	S71°05'43"W	55.55'
C7	60.00'	58.33'	55°41'49"	S38°19'40"E	56.06'
C8	60.00'	56.82'	54°15'26"	N86°41'43"E	54.72'
C9	60.00'	72.03'	68°47'18"	N25°10'21"E	67.79'
C10 (TOTAL)	60.00'	299.77'	286°15'36"	N46°05'30"W	72.00'
C11	15.00'	13.91'	53°07'41"	N17°20'35"E	13.42'
C12	29.50'	46.34'	90°00'00"	N88°54'30"E	41.72'
C13	29.50'	49.68'	96°28'54"	S2°08'57"W	44.01'
C14	130.00'	14.68'	6°28'15"	S47°09'16"W	14.67'
C15	70.00'	7.91'	6°28'15"	N47°09'16"E	7.90'
C16	130.00'	14.71'	6°28'54"	S47°08'57"W	14.70'
C17	1000.00'	69.81'	3°59'59"	S42°39'25"W	69.79'
C18	1000.00'	81.34'	4°39'38"	S38°19'37"W	81.32'
C19	1000.00'	90.10'	5°09'45"	S33°24'56"W	90.07'
C20	29.50'	46.34'	90°00'00"	N88°54'30"E	41.72'
C21	130.00'	14.73'	6°29'27"	S49°20'14"E	14.72'
C22	130.00'	38.13'	16°48'17"	S60°59'06"E	37.99'
C23 (TOTAL)	130.00'	52.86'	23°17'45"	N57°44'22"W	52.49'
C24	15.00'	24.67'	94°14'18"	S22°16'09"E	21.98'
C25	1000.00'	104.43'	5°59'00"	S27°50'33"W	104.38'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°36'17"W	94.64'
L2	N69°23'15"W	97.88'
L3	N46°05'30"W	102.59'
L4	N57°27'42"W	196.34'
L5	S1°05'30"E	29.98'
L6	N71°56'40"E	60.00'
L7	S74°07'40"E	60.00'

CENTER LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	100.00'	46.27'	26°30'47"	N59°20'53"W	45.86'
CL2	100.00'	11.29'	6°28'15"	S47°09'16"W	11.29'
CL3	100.00'	11.31'	6°28'54"	S47°08'57"W	11.31'
CL4	100.00'	40.66'	23°17'45"	N57°44'22"W	40.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	1000.00'	46.17'	2°38'44"	S23°31'42"W	46.17'
C27	1000.00'	45.27'	2°35'37"	S20°54'31"W	45.26'
C28	1000.00'	38.69'	2°13'00"	S18°30'13"W	38.68'
C29	15.00'	23.82'	91°00'00"	S65°06'44"W	21.40'
C30	70.00'	28.46'	23°17'45"	N57°44'22"W	28.27'
C31	15.00'	7.34'	28°02'10"	N32°04'25"W	7.27'
C32	60.00'	17.68'	16°53'03"	N26°29'51"W	17.62'
C33	60.00'	46.08'	44°00'16"	N56°56'31"W	44.96'
C34	60.00'	44.45'	42°26'34"	S79°50'04"W	43.44'
C35	60.00'	44.76'	42°44'27"	S37°14'34"W	43.73'
C36 (TOTAL)	60.00'	152.97'	146°04'20"	N88°54'30"E	114.78'
C37	15.00'	7.34'	28°02'11"	S29°53'25"W	7.27'
C38	29.50'	46.34'	90°00'00"	S88°54'30"W	41.72'
C39	29.50'	46.34'	90°00'00"	N1°05'30"W	41.72'
C40	29.50'	46.34'	90°00'00"	N88°54'30"E	41.72'
C41	130.00'	20.89'	9°12'25"	S50°41'42"E	20.87'
C42	130.00'	39.27'	17°18'22"	S63°57'06"E	39.12'
C43 (TOTAL)	130.00'	60.16'	26°30'47"	N59°20'53"W	59.62'
C44	15.00'	23.56'	90°00'00"	S27°36'17"W	21.21'

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	1000.00'	475.80'	27°15'41"	S31°01'34"W	471.33'

- KEY NOTES**
- SHARED ACCESS EASEMENT - 20' DEEP OFF THE ROW X 30' WIDE, 15' CENTERED ON EACH SIDE OF THE LOT LINE. (TYP)
  - SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS
  - FOUND STREET MONUMENT
  - PARCEL "B" HEREBY DEDICATED TO TOOELE CITY.
  - LOT 227 DRIVEWAY TO BE LOCATED ON THE NORTH END OF THE LOT ADJACENT PARCEL "B".

- NOTES:**
- OFFSET PINS TO BE PLACED IN TOP BACK OF CURB, 3/4" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ENSGN ENG. & LAND SURV." TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS
  - EACH LOT IS RESPONSIBLE FOR MAINTAINING THE CITY'S PARK STRIP THAT ADJOINS THAT LOT.
  - CORNER LOTS WITH ONE ADDRESS ARE RESTRICTED TO HAVING A DRIVE APPROACH BEING ALONG THE ADDRESSED FRONTAGE. CORNER LOTS WITH TWO ADDRESSES CAN HAVE A DRIVE APPROACH ON EITHER OR BOTH FRONTAGES.
  - PARCEL "B" HEREBY DEDICATED TO TOOELE CITY.
  - LOT 227 DRIVEWAY TO BE LOCATED ON THE NORTH END OF THE LOT.

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.

**FINAL PLAT  
PROSPERITY AT OVERLAKE SUBDIVISION PHASE 2**

LOCATED IN THE SOUTHWEST & SOUTHEAST  
QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH,  
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN  
TOOELE CITY, TOOELE COUNTY, UTAH

SHEET 3 OF 3

**TOOELE**  
169 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435.543.3550  
Fax: 435.578.0108  
WWW.ENSGNENG.COM

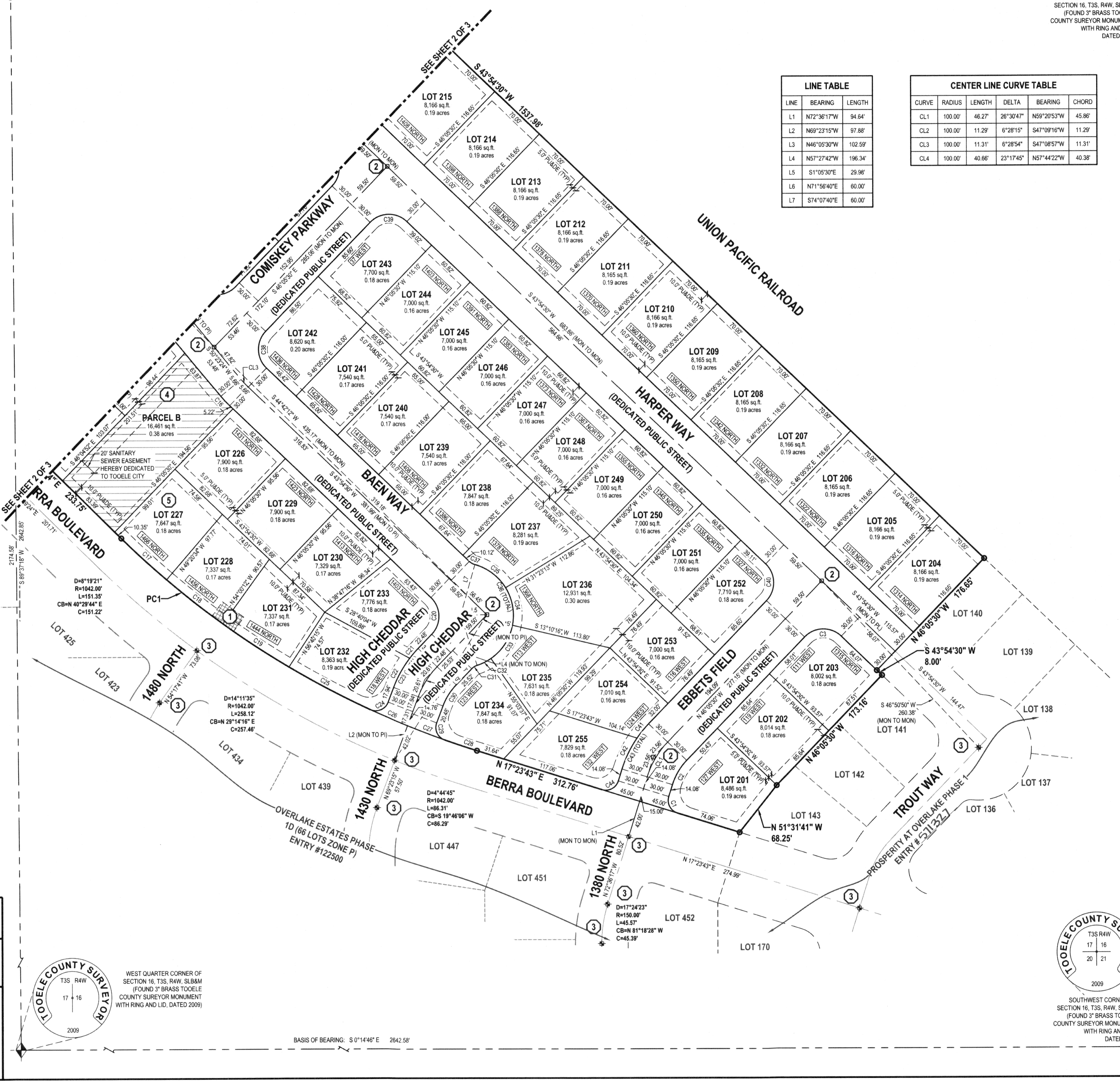
**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.861.1632

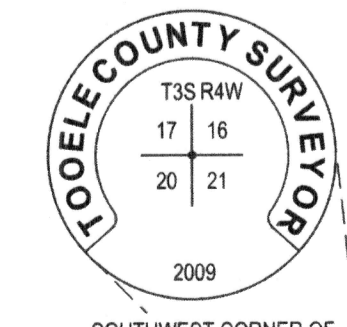
**RICHFIELD**  
Phone: 435.896.2983

PROJECT NUMBER: 8008C  
MANAGER: C. CHILD  
DRAWN BY: C. CHILD  
CHECKED BY: D. KINSMAN  
DATE: 2022-07-27



**LEGEND**

	EXISTING STREET MONUMENT		BOUNDARY LINE
	PROPOSED STREET MONUMENT TO BE SET		ADJACENT PROPERTY LINE
	SECTION CORNER		SECTION LINE
	5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."		CENTER LINE
	PUBLIC UTILITY AND DRAINAGE EASEMENT		EASEMENT LINE
	ACCESS EASEMENT		RIGHT OF WAY LINE
	PUBLIC DRAINAGE EASEMENT		ADJACENT RIGHT OF WAY LINE
	TANGENT LINE		



SOUTHWEST CORNER OF SECTION 16, T3S, R4W, SLB&M (FOUND 3" BRASS TOOELE COUNTY SUREYOR MONUMENT WITH RING AND LID) DATED 2009

