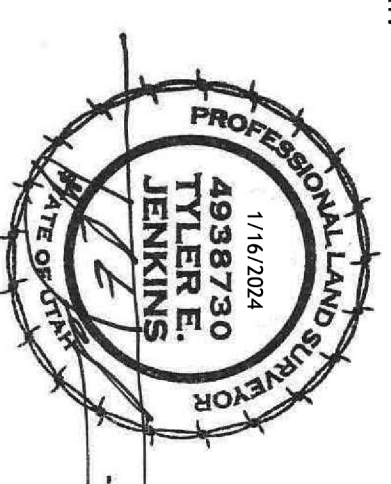


SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 4938720 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

NORTHSTAR RANCH PHASE 9 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°59'15"E 75.46 FEET ALONG THE EAST-WEST QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°00'55"W 114.81 FEET; THENCE N69°19'29"W 180.00 FEET; THENCE N80°19'31"W 70.70 FEET; THENCE N59°19'29"W 130.00 FEET; THENCE N30°40'31"E 222.00 FEET; THENCE N33°54'42"E 336.54 FEET; THENCE N23°03'15"E 143.26 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 865.00 FEET, A DISTANCE OF 17.64 FEET; A CHORD DIRECTION OF N74°51'28"W, AND A CHORD DISTANCE OF 17.64 FEET; THENCE N15°43'36"E 80.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 785.00 FEET, A DISTANCE OF 675.09 FEET; A CHORD DIRECTION OF N81°09'23"E, AND A CHORD DISTANCE OF 64.46 FEET; THENCE N56°27'11"E 104.31 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET, A DISTANCE OF 228.75 FEET; A CHORD DIRECTION OF N44°15'16"E, AND A CHORD DISTANCE OF 228.05 FEET; THENCE S17°23'55"E 80.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 760.00 FEET, A DISTANCE OF 206.21 FEET; A CHORD DIRECTION OF S44°13'33"W, AND A CHORD DISTANCE OF 205.57 FEET; THENCE S55°27'11"W 104.31 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 865.00 FEET, A DISTANCE OF 470.44 FEET; A CHORD DIRECTION OF S72°02'01"W, AND A CHORD DISTANCE OF 464.66 FEET; THENCE S11°48'02"E 62.96 FEET; THENCE S21°15'02"E 64.37 FEET; THENCE N89°19'27"E 264.99 FEET; THENCE S00°00'32"E 189.87 FEET TO S/D/E EAST-WEST QUARTER SECTION LINE; THENCE ALONG SAID EAST-WEST QUARTER SECTION LINE S89°59'15"W 689.99 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW THAT ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS:

NORTHSTAR RANCH PHASE 9 SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY 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 OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES PROVIDING SERVICE TO THE HEREON DESCRIBED TRACT A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

BY: Kevin And Jesey
NAME: Kevin And Jesey
TITLE: Manager
FOR: ~~ING GRANTSVILLE DEVELOPMENT, INC~~
TITLE: ~~MANAGER~~

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 26th DAY OF February 2024, Kevin And Jesey 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 IS, MANAGER OF ~~ING GRANTSVILLE DEVELOPMENT, INC~~ AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID ~~ING GRANTSVILLE DEVELOPMENT, INC~~ FOR THE PURPOSES THEREIN MENTIONED.

Peter Steven Gamby has 722444
NOTARY PUBLIC COMMISSION NUMBER
*ING GRANTSVILLE DEVELOPMENT, INC
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH; COMMISSION EXPIRES: 01-14-2026

NORTHSTAR RANCH PHASE 9 SUBDIVISION

A SUBDIVISION LOCATED IN THE NW QUARTER OF SECTION 1, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

DEVELOPER SHEET 1 OF 2

STATE OF UTAH COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: **ING GRANTSVILLE DEVELOPMENT, INC**
DATE: 3/4/2024 TIME: 2:45 PM BOOK: 24 PAGE: 7
FEE 150.00
TOOELE COUNTY RECORDER

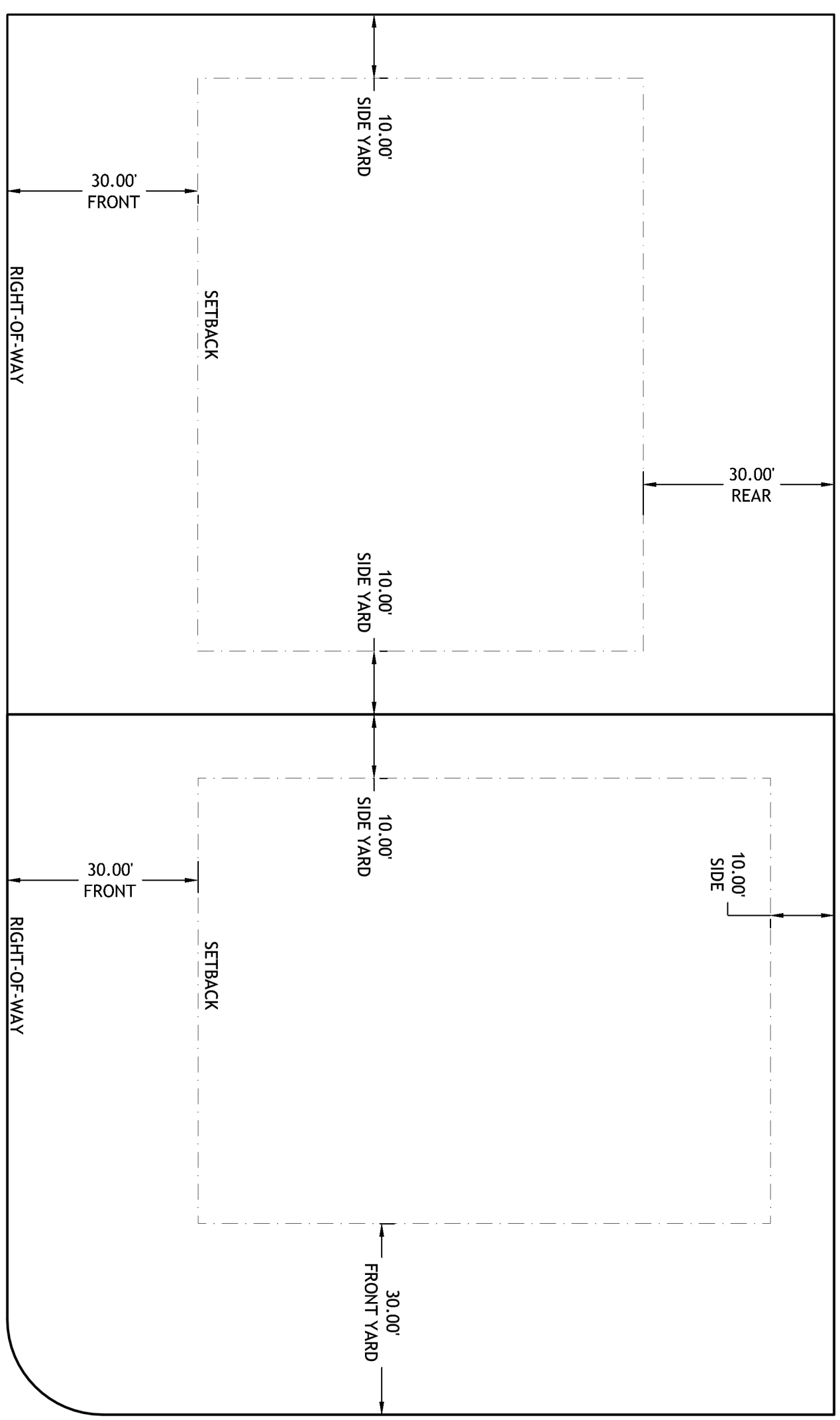
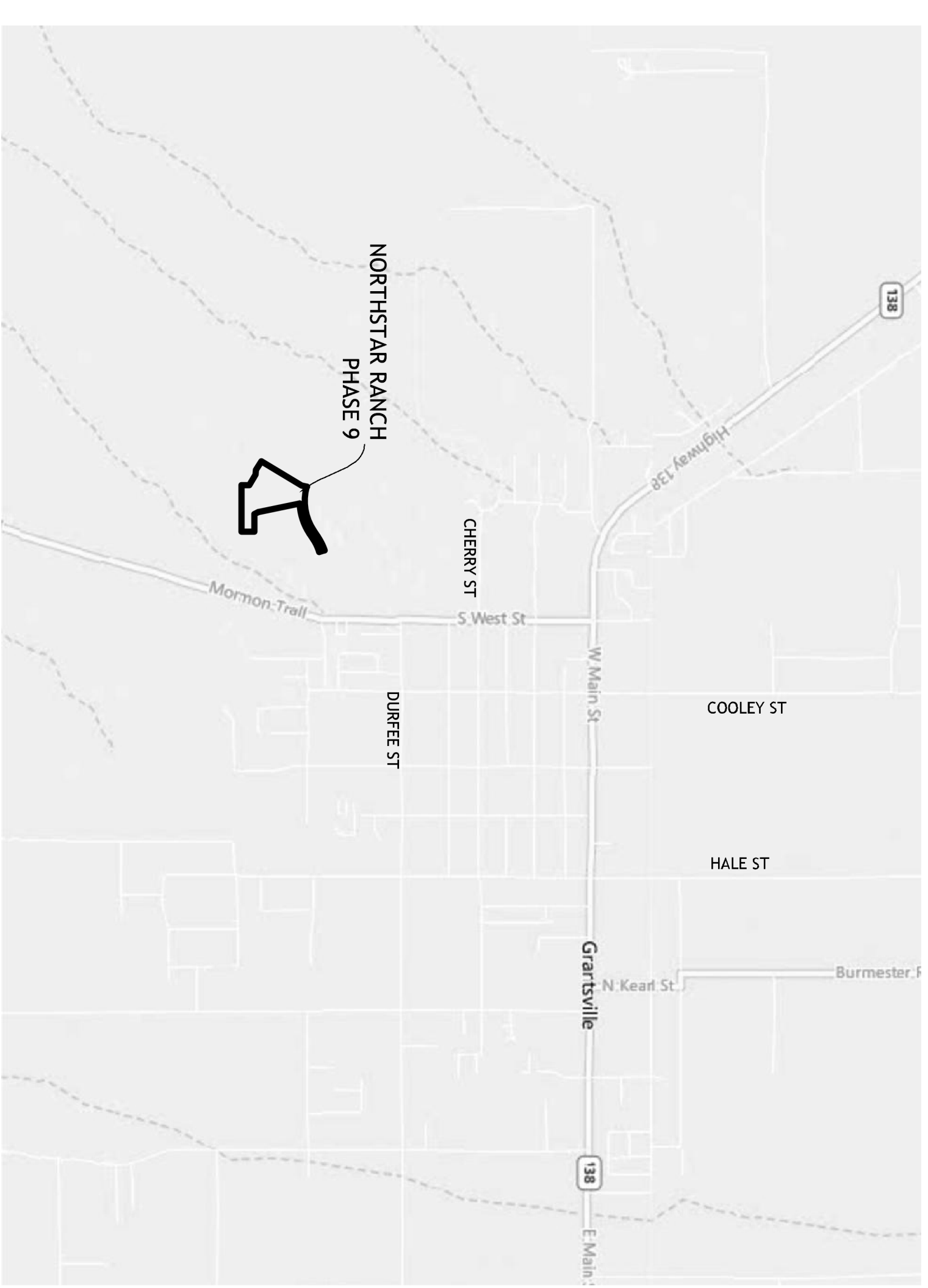
NORTHSTAR RANCH PHASE 9 SUBDIVISION

FINAL PLAT

A SUBDIVISION LOCATED IN THE NW QUARTER OF SECTION 1, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

LOT NO.	AREA (sf)	AREA (AC)	Water Allocation (AF)
901	17,593	0.404	0.81
902	15,630	0.345	0.72
903	21,849	0.502	0.90
904	17,456	0.401	0.80
905	49,006	1.125	1.76
906	28,205	0.647	1.10
907	18,513	0.427	0.84
908	9,924	0.228	0.54
909	9,922	0.228	0.55
910	10,221	0.237	0.56
911	10,221	0.246	0.58
912	14,430	0.331	0.70
913	14,430	0.331	0.70
914	13,379	0.307	0.67
915	14,860	0.341	0.72
916	13,452	0.309	0.67
917	13,457	0.309	0.67
918	13,201	0.315	0.68
919	13,287	0.317	0.68
920	13,285	0.316	0.68

NOTES:
1. PER THE 2022 GRANTSVILLE CITY CP, THE INDOOR WATER RIGHT IS CALCULATED TO BE 0.318 ACF/DUITS.
2. PER THE 2022 GRANTSVILLE CITY CP, THE OUTDOOR WATER RIGHT IS CALCULATED BASED ON 60% OF THE LOT AREA FOR LOTS 913, 915, 916, 917, 918, 919, 920 AND 921.
3. THE OUTDOOR WATER RIGHT ALLOCATION HAS BEEN CALCULATED USING THE 2.28 ACF/IRRIGATED ACRE FOR LOTS WITH XERISCAPING IN ACCORDANCE WITH THE RESOLUTIONS IN THE GRANTSVILLE CITY CP.



TYPICAL SETBACK DETAIL

20 LOTS
TOTAL LOT ACREAGE = 333,520 S.F. OR 7.657 AC. (ACRES IN AREA)
MIN. LOT SIZE = 9,524 S.F. OR 0.219 AC.
MAX. LOT SIZE = 49,006 S.F. OR 1.125 AC.
AVERAGE LOT SIZE = 16,676 S.F. OR 0.383 AC.
OPEN SPACE = 65,684 S.F. OR 1.51 AC.
ROADWAY = 16,023 S.F. OR 0.38 AC.
TOTAL PLAT ACREAGE = 565,227 S.F. OR 12.98 AC.

PUBLIC WORKS DEPARTMENT
APPROVED THIS 26 DAY OF Feb 20 24
James Mulvey
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

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. 2022-0085.

PLANNING COMMISSION
APPROVED THIS 27th DAY OF March 20 24
Mike Lindley
GRANTSVILLE CITY PLANNING COMMISSION

GRANTSVILLE CITY FIRE DEPARTMENT
APPROVED THIS 25th DAY OF February 20 24
James Swartz
GRANTSVILLE CITY FIRE DEPARTMENT CHIEF

TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS 31st DAY OF January 20 24
TOOELE COUNTY SURVEY DIRECTOR

EASEMENT APPROVAL

2/20/2024
Dominion Energy
Eliya Kelly
2/20/2024
CONTACT
DATE
DATE
CENTURY LINK
Rocky Mountain Power
DATE

PACIFIC CORP NOTES:

- 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- 2. PURSUANT TO UTAH CODE ANN. § 17-28-6(3)(G)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE FEE 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 PACIFIC CORP HAS UNDER:
 - 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - 2.3. TITLE 54, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - 2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

GRANTSVILLE CITY MAYOR

PRESENTED TO GRANTSVILLE CITY THIS 20 DAY OF 20 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Mayor
Feb 14, 2024

CITY ATTORNEY

APPROVED AS TO FORM THIS 20 DAY OF 20
Brett Coombs
GRANTSVILLE CITY ATTORNEY Feb 14, 2024

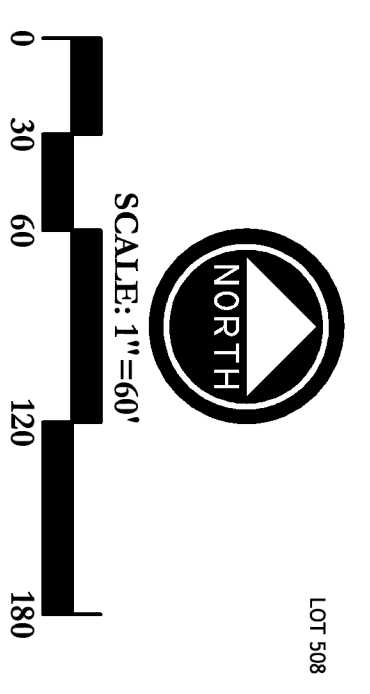
TOOELE COUNTY TREASURER

APPROVED THIS 20 DAY OF 20
Michael J. Jensen
TOOELE COUNTY TREASURER Feb 2, 2024

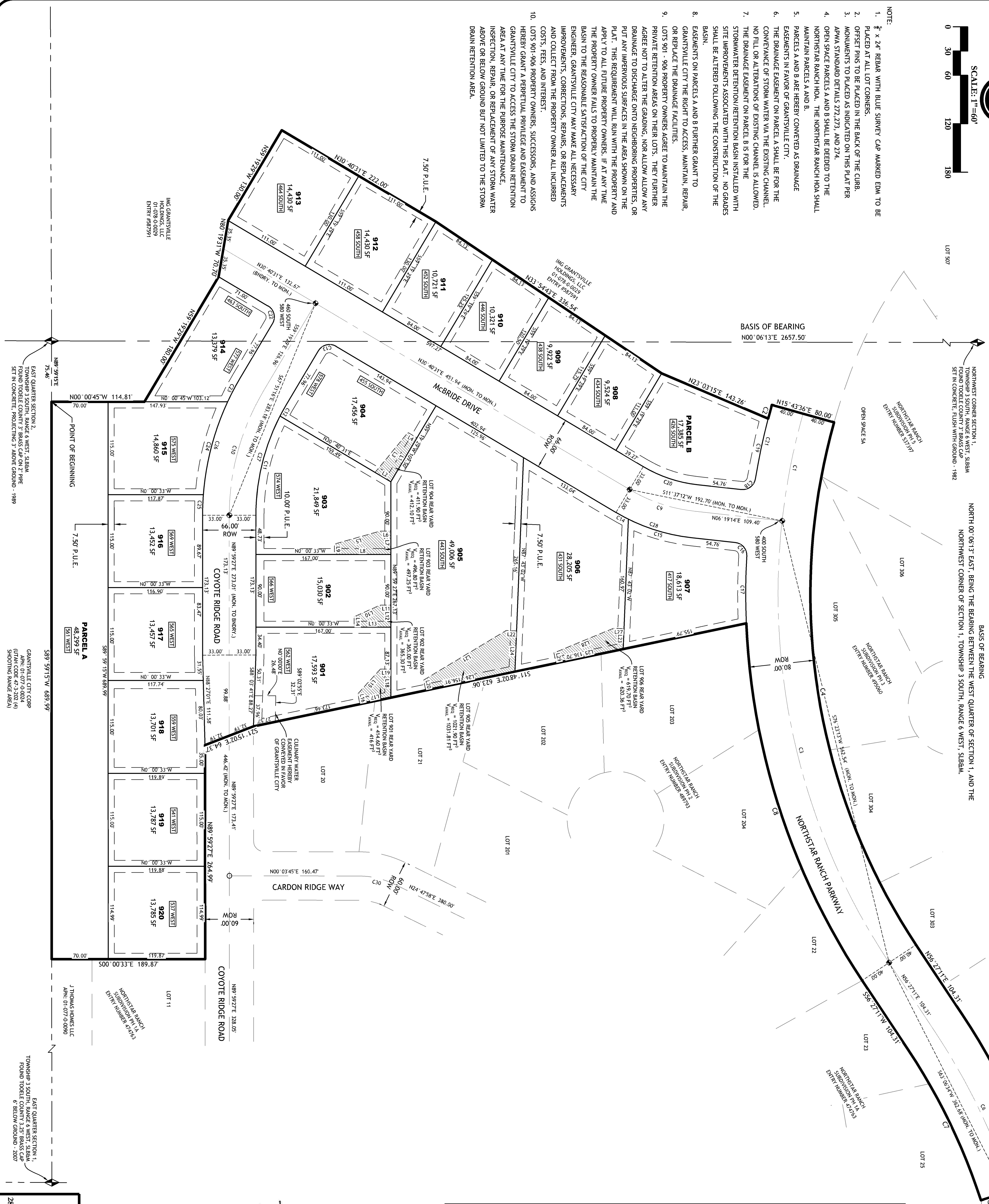
EDM Partners LLC
2815 E. East 3300 South, Salt Lake City, UT 84109
(801) 405-4670
www.edmpartners.com

NORTHSTAR RANCH PHASE 9 SUBDIVISION

FINAL PLAT
 A SUBDIVISION LOCATED IN THE NW QUARTER OF SECTION 1, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S188M OF SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

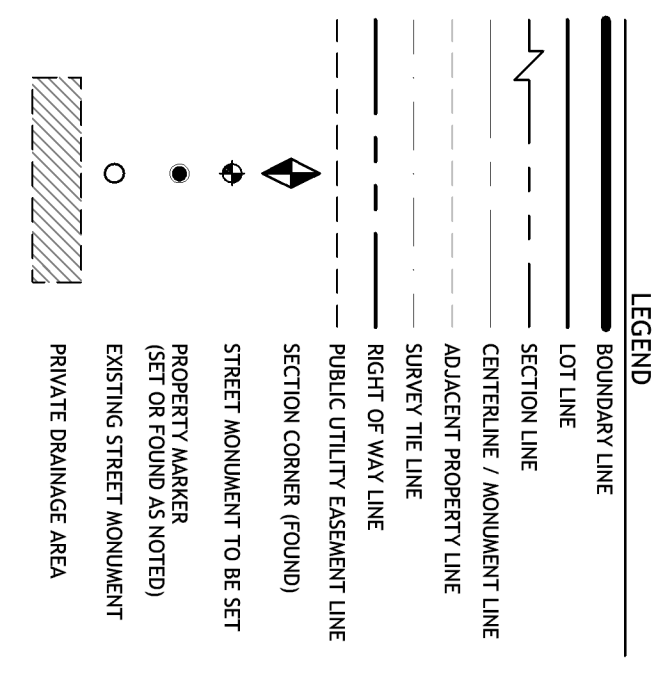


NOTE:
 1. 1/2" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM TO BE PLACED AT ALL LOT CORNERS.
 2. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB.
 3. MONUMENTS TO BE PLACED AS INDICATED ON THIS PLAT PER APWA STANDARD DETAILS 273, AND 274.
 4. OPEN SPACE PARCELS A AND B SHALL BE DEEDED TO THE NORTHSTAR RANCH HOA. THE NORTHSTAR RANCH HOA SHALL MAINTAIN PARCELS A AND B.
 5. PARCELS A AND B ARE HEREBY CONVERTED AS DRAINAGE EASEMENTS IN FAVOR OF GRANTSVILLE CITY.
 6. THE DRAINAGE EASEMENT ON PARCEL A SHALL BE FOR THE CONVEYANCE OF STORM WATER VIA THE EXISTING CHANNEL. NO FILL OR ALTERATIONS OF EXISTING CHANNEL IS ALLOWED.
 7. THE DRAINAGE EASEMENT ON PARCEL B IS FOR THE STORMWATER DETENTION/RETENTION BASIN INSTALLED WITH SITE IMPROVEMENTS ASSOCIATED WITH THIS PLAT. NO GRADES SHALL BE ALTERED FOLLOWING THE CONSTRUCTION OF THE BASIN.
 8. EASEMENTS ON PARCELS A AND B FURTHER GRANT TO GRANTSVILLE CITY THE RIGHT TO ACCESS, MAINTAIN, REPAIR, OR REPLACE THE DRAINAGE FACILITIES.
 9. LOTS 901 - 906 PROPERTY OWNERS AGREE TO MAINTAIN THE PRIVATE RETENTION AREAS ON THEIR LOTS. THEY FURTHER AGREE NOT TO ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ONTO NEIGHBORING PROPERTIES, OR PUT ANY IMPROVED SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THE BASIN TO THE REASONABLE SATISFACTION OF THE CITY ENGINEER, GRANTSVILLE CITY MAY MAKE ALL NECESSARY IMPROVEMENTS, CORRECTIONS, REPAIRS, OR REPLACEMENTS AND COLLECT FROM THE PROPERTY OWNER ALL INCURRED COSTS, FEES, AND INTEREST.
 10. LOTS 901-906 PROPERTY OWNERS, SUCCESSORS, AND ASSIGNS HEREBY GRANT A PERPETUAL PRIVILEGE AND EASEMENT TO GRANTSVILLE CITY TO ACCESS THE STORM DRAIN RETENTION AREA AT ANY TIME FOR THE PURPOSE MAINTENANCE, INSPECTION, REPAIR, OR REPLACEMENT OF ANY STORM WATER ABOVE OR BELOW GROUND BUT NOT LIMITED TO THE STORM DRAIN RETENTION AREA.



LINE	LENGTH	BEARING
L1	63.40	S59°19'29"E
L2	22.72	S80°40'31"W
L3	64.14	N80°36'17"W
L4	13.00	N30°40'31"E
L5	59.11	N15°51'20"W
L6	13.00	N00°00'33"W
L7	29.14	N89°59'27"E
L8	69.86	S00°00'33"E
L9	13.00	S89°59'27"W
L10	35.59	N24°02'59"W
L11	13.00	N00°00'33"W
L12	27.50	N89°59'27"E
L13	45.50	S00°00'33"E
L14	13.00	S89°59'27"W
L15	41.53	S47°37'23"E
L16	13.00	N78°11'58"E
L17	39.17	N11°48'02"W
L18	35.40	S89°59'27"W
L19	13.00	S00°00'33"E
L20	13.00	S78°11'58"W
L21	119.19	N31°00'05"W
L22	13.00	N02°16'58"E
L23	25.32	N87°43'02"W
L24	50.56	S87°43'02"E
L25	84.80	N11°48'02"W
L26	112.87	S11°48'02"E
L27	13.00	S02°16'58"W
L28	79.73	S22°26'31"E
L29	13.00	N78°11'58"E

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	135.44	825.00	S78°58'35"E	135.28	9°24'22"
C2	17.64	865.00	N24°51'28"W	17.64	1°10'08"
C3	574.05	825.00	N76°23'13"E	664.54	39°52'03"
C4	675.09	795.00	N81°09'33"E	654.48	49°16'25"
C5	228.75	840.00	N64°15'16"E	228.05	15°36'11"
C6	217.48	800.00	N64°14'27"E	216.81	15°34'33"
C7	206.21	760.00	S44°13'33"W	205.57	15°32'44"
C8	470.44	865.00	S72°02'01"W	464.66	31°09'40"
C9	85.01	200.00	N18°29'53"E	84.38	24°21'17"
C10	160.66	300.00	S74°40'01"E	158.75	30°41'04"
C11	127.44	267.00	S76°20'07"E	126.24	27°20'52"
C12	15.55	267.00	S60°59'35"E	15.55	3°20'12"
C13	25.13	16.00	S14°19'29"E	22.63	90°00'00"
C14	17.35	233.00	S28°32'33"W	17.34	4°15'57"
C15	81.69	233.00	S16°21'54"W	81.28	20°05'20"
C16	24.24	16.00	S49°43'35"W	21.99	86°48'42"
C17	83.31	865.00	N89°37'37"W	83.28	5°31'06"
C18	24.24	16.00	N37°05'07"W	21.99	86°48'42"
C19	76.22	865.00	N77°58'00"W	76.20	5°02'56"
C20	70.99	167.00	N18°29'53"E	70.45	24°21'17"
C21	93.87	865.00	S77°25'56"E	93.82	6°13'04"
C22	25.13	16.00	S75°40'31"W	22.63	90°00'00"
C23	33.47	333.00	N62°12'14"W	33.45	5°45'30"
C24	119.51	333.00	N75°15'52"W	118.87	20°33'47"
C25	25.36	333.00	N87°46'39"W	25.35	4°21'47"
C26	178.34	333.00	S74°40'01"E	176.21	30°41'04"
C27	142.99	267.00	S74°40'01"E	141.29	30°41'04"
C28	99.04	233.00	N18°29'53"E	98.30	24°21'17"



NORTHSTAR RANCH PHASE 9 SUBDIVISION
 A SUBDIVISION LOCATED IN THE NW QUARTER OF SECTION 1, AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

DEVELOPER
 ING GRANTSVILLE DEVELOPMENT, INC.
 978 EAST WOODDAK LANE
 SALT LAKE CITY, UT 84117
 801-747-7000

STATE OF UTAH COUNTY OF TOOELE RECORDED AND FILED AT THE REQUEST OF: ING GRANTSVILLE DEVELOPMENT, INC.
 DATE: 3/20/24 TIME: 2:45 pm BOOK: 24 PAGE: 7
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EDM Partners LLC
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