

## VICINITY MAP

### LEGEND:

- 1) #5x24" REBAR & (AP (FOCUS ENG.) TOBE SET AT ALL REAR LOT CORNERS. PIN TO BE SET AT CURB ATTHE EXTENSION OF THE SIDE LOT LINES.
- 2) STREET MONUMENTS TO BE SET PER TOOELE COUNTY SURVEYOR'S SPECIFICATIONS.
- 3) PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE)

#### LEGEND

	BOUNDARY
	PUBLIC UTILITY AND DRAINAGE EASES
	RIGITT-OF-WAY LINE
	EXISTING PROPERTY LINE
•	SECTION MONUMENT (FOUND)

STREET MONUMENT (TO BE SET) MONUMENT TO MONUMENT MONUMENT TO BOUNDARY BOUNDARY MARKER

STREET MONUMENT (EXISTING)

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTE
C1	59.50	89°55'47"	93,39	N45°20'45"W	84,09
C2	59.50	81°28′55"	84.62	840°2137"W	77,66
C3	59.50	90°04'13"	93.54	S44°3915"W	84,20
C4	300,00	6°20'41"	33.22	802°4643"W	33,20
C5	300.00	6°19'48"	33.14	S02°4710"W	33.13
C6	59.00	48°33'21"	50.00	S50°14'45"E	48.52
C7	59.00	48°33'21"	50.00	S01°41'24"E	48.52
C8	59.00	9*32'45"	9.83	827°2137"W	9.82
C9	15.00	32°30'50"	8.51	N73°25'57"E	8.40
C10	59.00	48°18'03"	49.74	N81°19'33"E	48.28
C11	15.00	32°30′50"	8,51	S15°5234"W	8.40
C12	29.50	104°35'67"	53.85	S52°4C'24"E	46.68
C13	15.00	32°26′22"	8.49	N16°36'92"W	8.38
C14	29.50	89"55'47"	46.30	N45°20'45"W	41.69
C15	59.00	35°56'20"	37.01	N14°51'03"W	36,40
C16	29.50	75"24'53"	38.83	N37°19'36"E	36.09
C17	360.00	6°04'03"	38.12	N78°04'04"E	38.11
C18	29.50	81"28'55"	41.95	N40°21'37"E	38.51
C19	59.00	41°32'08"	42.77	N23°53'11"E	41.84
C20	59.00	62"17'55"	64.15	N75°48'13"E	61.04
C21	59.00	15°10/33"	15.63	S65°27'33"E	15.58
C22	15.00	32°26'22"	8.49	S74°05'27"E	8.38
C23	29.50	89°55'01"	46.30	S45°21'08"E	41.69
C24	29.50	90°04′5)"	46.38	N44°38'52"E	41.75
C25	29.50	90°04′59″	46.38	844°3852"W	41.75
C26	330.00	6°19'48"	36.46	N02°47'10"E	36.44
C27	330.00	6°20'41"	36.54	802°4643"W	36.52
C28	270.00	6°19'41"	29.82	S02°4712"W	29.81
C29	270.00	6°20'41"	29.90	N02°46'43"E	29.88
C30	29.50	89°55'01"	46,30	S45°21'08"E	41,69
C31	89.50	21°42'45"	33.92	S10°2832"W	33.71
C32	29,50	90°04'13"	46.37	S44°3915"W	41.74
C33	89.50	32"00"32"	50.00	S37°2011"W	49.35
C34	89,50	27°45'39"	43,36	S67°1316"W	42.94
C35	300.00	6°04'03°	31.77	S78°0404"W	31.75
C36	330.00	6°04'05"	34.95	S78°0404"W	34.93
C37	89.50	81°28′55"	127.28	S40°2137"W	116.82
C38	59.00	154°57'27"	159.57	N45°20'45"W	115.19
C39	59.00	154°56'57"	159.56	N44°39'15"E	115.19

PREPARED BY

APPROVED THIS

TOOELE COUNTY HEALTHDEPARTMENT

DEPARTMENT,

DAY OF

CHAIR TOOFLE CITY PLANNING YOMMISSION

TOOFLE CITY ATTORNEY

# SUNSET ESTATES SUBDIVISION

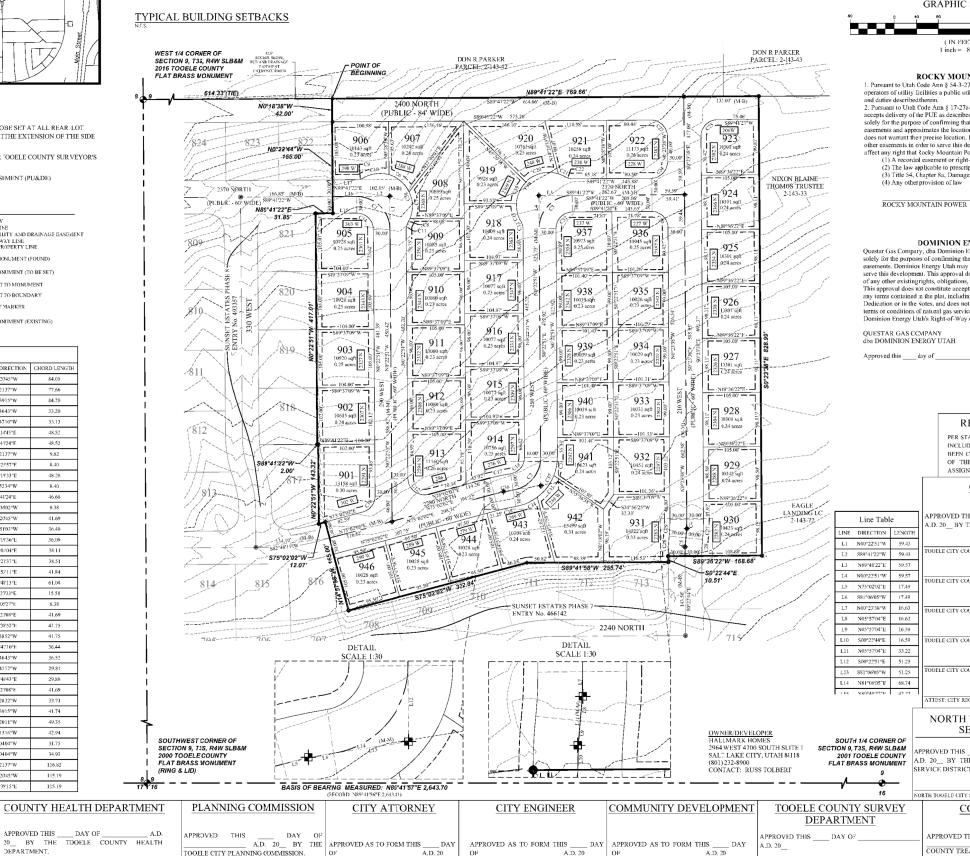
PRELIMINARY PLAT LOCATED IN THE SW1/4 OF SECTION 9, T3S, R4W, SALT LAKE BASE & MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

PUBLIC STREET

10' PU&DE

LOT

LOT



TOOFLE CITY ENGINEER



# GRAPHIC SCALE (IN FEET)

ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility ficilities a public utility esement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(H/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, but does not warrant their precise location. Rocky Mountain Power may require other exemptains in order to ease this dealerment. This energy address the research is order to ease this dealerment. This energy address 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

DATE

DOMINION ENERGY UTAH Questar Gas Compary, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the dat contains public utility easements. Dominion Energy Utah may require additional 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 acknowledgement of any terms contained in the plat, including those sel forth in the Owner Dedication or in the votes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contained Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS CCMPANY dba DOMINION ENERGY UTAH

Approved thisday of	, 20 Questar Gas Company
	Ву
	Title

#### RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THA BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. 2017-0008

### CITY COUNCIL

LINE   DIRECTION   LENGTH		Line Tab	le	AFFROVED THIS DAT OF
L2 S89°41'22"W 59.43 TOOELE CITY COUNCILMEMBER	INE	DIRECTION	LENGTH	A.D. 20_ BY THE TOOELE CITY COUNCIL
1.2 S89°41'22"W 59.43	L1	N00"22'51"W	59.43	
L3 N89°41'22"E 59.57	L2	S89°41'22"W	59.43	TOOELE CITY COUNCILMEMBER
	L3	N89"41'22"E	59.57	
I.4 N00°22'51"W 59.57 TOOFLE CITY COUNCILMEMBER	L4	N00°22'51"W	59.57	TOOFI FORTY (YNINKY) MEMBER
L5 N75°02'02"E 17.49	L5	N75"02'02"E	17.49	TOOLLE CITT COONCILMEMBER
L6 S81°06′05″W 17.49	L6	S81°06′05"W	17.49	
L7 N00°23'38"W 16.63 TOOELE CITY COUNCIL MEMBER	L7	N00°23'38"W	16.63	TOOFLE CITY COUNCIL MEMBER
L8 N05°57'04"E 16.63	L8	N05°57'04"E	16.63	
L9 N05°57′04″E 16.59	19	N05°57'04"E	16.59	
L10 S00°22'44"E 16.59 TOOELE CITY COUNCILMEMBER	LIO	S00°22'44"E	16.59	TOOELE CITY COUNCIL MEMBER
L11 N05°57′04″E 33.22	L11	N05°57'04"E	33.22	
L12 S00°22'51"E 51.25	L12	S00°22'51"E	51.25	
L13 S81°06′05″W 51.25 TOOELE CITY COUNCILMEMBER	L13	S81°06'05"W	51.25	TOOELE CITY COUNCILMEMBER
L14 N81°06′05″E 68.74	LI4	N81°06'05"E	68.74	
1.15 N80°41'22"F 42.72 ATTEST: CITY RECORDER	115	V80°41'22"F	42.72	

### NORTH TODELE CITY SPECIAL SERVICE DISTRICT

A.D. 20 BY THE NORTH TOOELE CITY SPECIAL

#### ORTH TOOELE CITY SPECIAL SERVICE DISTRICT

TOOELE COUNTY TREASURER

ROS MAP# 2017-0008

TOOELE CITY COMMUNITY DEVELOPMENT

# COUNTY TREASURER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_ BY THE TOOELI COUNTY TREASUIER. PROPERTY TAXES DUE AND

# SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 1051650 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I has completed a Survey of the property described on this Flat in accordance with Section 17-23-17 of said Code, and has subdivided said tract of land into lots, parcel, streets, and easements, and the same has, or will be correctly surveyed, stake and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

## **BOUNDARY DESCRIPTION**

SPENCER W. LLEWELYN PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 10516507

A portion of the SW1/4 of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more

particularly described astollows:

Beginning at a point located N89°41'22"E along the 1/4 Section line 614.33 feet from the West 1/4
Corner of Section 9, T38, R4W, SLB&M: thence N89°41'22"E along the 1/4 Section line 769.66 feet to the
Northwest Corner of that Real Property described in Deed Entry No. 258090 of the Official Records of
Tooele County: thence S00°23'38"E along said deed and along the Westerly line of that Rer1 Property
described in Deed Entry No. 258290 of the Official Records of Tooele County 82.99 feet to the
Northeasterly Corner of Lto 1714, SUNSET ESTATES SUBDIVISION PHASE 7, according to Official Plat

Northeasterly Corner of Lto 1714, SUNSET ESTATES SUBDIVISION PHASE 7, according to Official Plat

Northeasterly Corner of Lto 1714, SUNSET ESTATES SUBDIVISION PHASE 7, according to Official Plat Northeasterly Corner of Lof 174, SUNNET ENTATES SUBDIVISION PHASE 7, according to Ollicial Plait thereof recorded April 13, 2018 as Entry No. 466142 of the Official Records of Tooele County; thence along said plat the following (4) four courses: 1) S89°3652°W 168.68 feet; 2) S00°22'44°E 10.51 feet; 3) S89°4158°W 255.74 feet; 4) S75°02'02°W 332.84 feet to the Southwest Corner of Lot 816, SUNSET ESTATES SUBDIVISION PHASE 8, according to Official Plat thereof recorded September 1), 2019 as Entry No. 493357 of the Official Records of Tooele County; thence along said plat the following (8) eight courses: 1) NH25°758°W 165.00 feet; 2) S75°02'02°W 12.07 feet; 3) NO0°225'W 143.32 feet; 4) S89°41'22°W 2.00 feet; 5) N00°225'W 417.01 feet; 6) N89°41'22°E 31,85 feet; 7) N00°22'44'W 165.00 feet; 5) S00°25'C3'W 417.01 feet; 6) N89°41'22°E 31,85 feet; 7) N00°22'44'W 165.00 feet; 8) N00°25'S3'W 42.00 feet; 5) N00°25'C3'W 417.01 feet; 6) N89°41'22°E 31,85 feet; 7) N00°22'44'W 165.00 feet; 8) N00°25'S3'W 410°C0'C Provincing. feet; 8) N00°18'38"W 42.00 feet to the point of beginning.

Contains: 15.55 acres-

#### **OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER

# SUNSET ESTATES SUBDIVISION

# PHASE 9

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PARCELS OF LAND SHOWN ON THIS PLATAS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COJPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMINTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMINTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR

A.D. 20	ONIO SEI OUR H	AND THIS	DA1 OF
JSTIN J. TOLBERT			
ESIDENT, HALLMARK HOMES &			
THE OP TRUE DIG			

# CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF	
ON THE DAY OF UNDERSIGNED NOTARY	A.D. 20 PERSONALLY APPEARED BEFORE PUBLIC, IN AND FOR THE COUNTY OF IN SAID STATE OF UTAH,
, WHO AI	FTER BEING DULY SWORN, ACKNOWLEDGED TO
ME THAT HE IS THE	OF A
UTAH INC. AND THAT HE SIGNED	THE OWNERS DEDICATION FREELY AND SAID COMPANY FOR THE PURPOSES THEREIN
MENTIONED.	one committee the role one therein
MY COMMISSION EXPIRES:	
	A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN COUNTY
MY COMMISSION No	

PRINTED FULL NAME OF NOTARY

## SUNSET ESTATES SUBDIVISION

### PHASE 9 PRELIMINARY PLAT