## FINAL PLAT ORISTRUTS MINOR SUBDIVISION AMENDED SURVEYOR'S CERTIFICATE CALL BLUESTAKES 2400 NORTH I, Douglas J. Kinsman do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 334575 as prescribed under @ 811 AT LEAST 48 HOURS 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 PRIOR TO THE (AMENDING LOT 1 OF ORISTRUTS MINOR SUBDIVISION) described below, and have subdivided said tract of land into lots, hereafter to be known as Oristruts Minor Subdivision Amended, and COMMENCEMENT OF ANY BLVD. that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage LOCATED IN THE SOUTH HALF OF THE Know what's below. Call before you dig. width and area re-quirements of the applicable zoning ordinances. **NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3** SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, **BOUNDARY DESCRIPTION** PINE CANYON ROAD TOOELE CITY, TOOELE COUNTY, UTAH A parcel of land, situate in the Northwest Quarter of Section 10, Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele, Utah, more particularly described as follows: All of Lot 1, Oristruts Minor Subdivision Amended as recorded and on file in the Tooele County Recorder's Office as Entry #49620, more particularly describes as follows: Beginning at a point on the north line of 2400 North Street, said point being North 0°25'28" West 42.00 feet along the Quarter Section line from the found monument representing the Center of Section 10, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running: thence South 89°41'08" West 1249.06 feet along the north line of said 2400 North Street; thence Northwesterly 46.28 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears North 0°18'52" West and the long chord bears North 45°22'23" West 41.68 feet with a central angle of 89°52'59") to the east line of thence North 0°25'53" West 270.89 feet along said east line; thence North 89°41'03" East 1278.54, to the Quarter Section Line; thence South 0°25'28" East 300.36 feet along said Quarter Section Line; to the point of beginning. Parcel contains 383,807 square feet or 8.81 acres. NORTHWEST CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 3" BRASS TOOELE COUNTY'S SURVEYORS | MONUMENT, DATED 1988) Douglas J. Kinsman License no. 334574 DOUGLAS J ~LIDDIARD INVESTMENTS, LLC~ SET BAR | SET BAR AND CAP S 89°41'03" W 1278.54' AND CAP LOT 5 LOT 4 LOT 3 65,340 sq.ft. LOT 1 95,059 sq.ft. 65,340 sq.ft. 65,340 sq.ft. 89,849 sq.ft. 2.182 acres 1.500 acres **OWNER'S DEDICATION** 1.500 acres 1.500 acres 2.063 acres Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the 10.0' PU&DE (TYP) ORISTRUTS MINOR SUBDIVISION AMENDED 10.0' PU&DE (TYP) o hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. n witness whereof I / we have hereunto set our hand (s) this\_\_\_\_ POINT OF BEGINNING 42.00' SET BAR AND CAP AND CAP 10.0' PU&DE (TYP) N 89°41'08" E 1249.06' 217.55' \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ <sub>217.55'</sub> · \_ \_ \_ \_ \_ \_ \_ \_ \_ **DEDICATION PLAT** INDIVIDUAL ACKNOWLEDGMENT ENTRY #365928 S 89°41'08" W 2640.99' 813.62' (MON TO MON) STATE OF UTAH County of Tooele \_\_\_ *~*\_ \_\_ WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH RANGE 4 WEST, SALT LAKE BASE in said State of Utah. appeared before me, the undersigned Notary public, in and for said County of AND MERIDIAN (FOUND 3" BRASS who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, in number, freely and voluntarily TOOELE COUNTY'S SURVEYORS for the purposes therein mentioned. MONUMENT IN RING AND LID, NOT CENTER OF SECTION 10, DATED) -NELSON AND SONS, INC-└─D=89°52'59" TOWNSHIP 3 SOUTH, RANGE 4 MY COMMISSION EXPIRES: ENTRY #058692 WEST, SALT LAKE BASE AND R=29.50 MERIDIAN (FOUND REBAR & **BOOK 357 PAGES 772-778** L=46.28' RESIDING IN ALUMINUM CAP MARKED LS 8460) NOTARY PUBLIC CB=N 45°22'23" W CORPORATE ACKNOWLEDGMENT C=41.68' STATE OF UTAH County of Tooele On the \_\_\_\_ day of \_ personally appeared before me, the undersigned Notary Public, in and for said County of \_ Utah, who after being duly sworn, acknowledged to me that He/She is the\_\_\_\_ 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. MY COMMISSION EXPIRES:\_\_\_\_ RESIDING IN\_\_\_\_ NOTARY PUBLIC LIMITED LIABILITY COMPANY ACKNOWLEDGMENT STATE OF UTAH SHEET 1 OF 1 County of Tooele SALT LAKE CITY Phone: 801.255.0529 TOOELE PROJECT NUMBER: T1200C ROCKY MOUNTAIN POWER COMPANY **DOMINION ENERGY** 169 North Main Street Unit 1 LAYTON Phone: 801.547.1100 personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, Utah 84074 MANAGER : D. KINSMAN Utah, who after being duly sworn, acknowledged to me that He/She is the DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY Phone: 435.843.3590 **ENSIGN** Phone: 435.843.359 Fax: 435.578.0108 CEDAR CITY Phone: 435.865.1453 1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY DRAWN BY: J. SHAW EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY RICHFIELD 2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE CHECKED BY: D. KINSMAN Phone: 435.896.2983 the purposes therein mentioned and acknowledged to me that said Corporation executed the same. LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY DATE: 2020-12-21 CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE MY COMMISSION EXPIRES: CONTACT DOMINION RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532. OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: RESIDING IN (1) A RECORDED EASEMENT OR RIGHT-OF WAY CITY COUNCIL APPROVAL COUNTY TREASURER THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR APPROVED THIS DAY OF **ORISTRUTS MINOR SUBDIVISION AMENDED** (4) ANY OTHER PROVISION OF LAW. DEVELOPER BY THE TOOELE CITY COUNCIL HORIZONTAL GRAPHIC SCALE BY THE TOOELE COUNTY TREASURER OFF ROAD INNOVATIONS, INC APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_ (AMENDING LOT 1 OF ORISTRUTS MINOR SUBDIVISION AMENDED) **ADDRESS ROCKY MOUNTAIN POWER** LOCATED IN THE SOUTH HALF OF SOUTH HALF OF THE CITY, STATE. ZIP NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 **MARK JENSEN** TOOELE COUNTY TREASURER SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, 770-258-1554 HORZ: 1 inch = 60 ft. CHAIRMAN TOOELE CITY COUNCIL TOOELE CITY, TOOELE COUNTY, UTAH COUNTY HEALTH TOOELE COUNTY RECORDER CITY ATTORNEY'S APPROVAL DEPARTMENT APPROVAL CITY MAYOR APPROVAL PLANNING COMMISSION APPROVAL COMMUNITY DEVELOPMENT APPROVAL COUNTY SURVEYOR APPROVAL CITY ENGINEER'S APPROVAL RECORDED#\_\_\_ STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_ APPROVED THIS DAY OF APPROVED THIS DAY OF APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ APPROVED THIS BY THE TOOELE CITY COMMUNITY DEVELOPMENT BY THE TOOELE COUNTY HEALTH DEPARTMENT BY THE TOOELE CITY MAYOR BY THE TOOELE CITY ATTORNEY. BY THE TOOELE CITY PLANNING COMMISSION CHAIR BY THE TOOELE COUNTY SURVEYOR BY THE TOOELE CITY ENGINEER RECORD OF SURVEY FILE # \_\_\_\_JIME: \_\_\_\_\_\_<u>B</u>OOK: \_\_\_\_\_\_ TOOELE COUNTY RECORDER TOOELE CITY ENGINEER TOOELE CITY MAYOR TOOELE CITY ATTORNEY CHAIRMAN TOOELE CITY PLANNING COMMISSION TOOELE CITY COMMUNITY DEVELOPMENT TOOELE COUNTY HEALTH DEPT. TOOELE COUNTY SURVEYOR