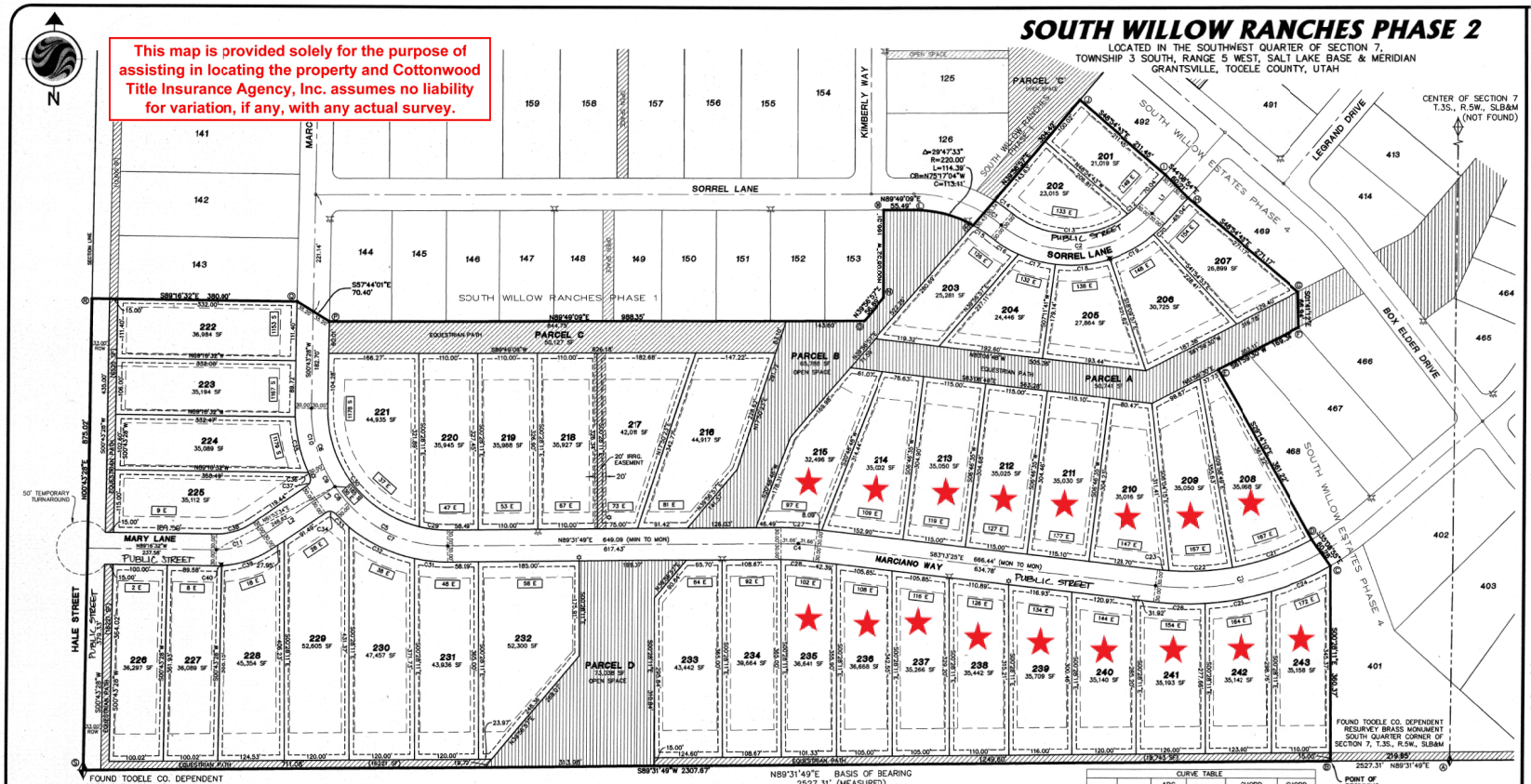
SOUTH WILLOW RANCHES PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

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.



GRAPHIC SCALE

0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GENERAL NOTES:
1. ANY LOT WHICH WILL HAVE FARM ANIMALS MUST CONFORM TO THE CITY ORDINANCES REGARDING SETBACKS FROM ADJACENT PROPERTIES.
2. CORNER LOTS SHALL HAVE AN ADDITIONAL 10 FEET ADDED TO STREET SIDE YARD SETBACK.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.00'	39.96'	9°09'33"	N54°33'25"W	39.92'
C2	200.00'	310.44'	88°56'04"	N85°33'19"E	280.20'
C3	500.00'	317.38'	36°22'07"	N78°35'30"E	312.07'
C4	500.00'	63.24'	7°14'47"	N86°30'48"W	63.19'
C5	250.00'	244.59'	56°03'20"	S62°26'31"E	234.95'
C6	250.00'	153.32'	35°08'06"	S18°30'40"E	150.93'
C7	250.00'	206.30'	47°16'52"	S66°49'45"E	280.50'
C8	250.00'	38.29'	8°46'27"	S38°48'05"E	38.25'
C9	250.00'	38.29'	8°46'27"	S30°01'38"E	38.25'
C10	250.00'	115.04'	26°21'52"	S12°27'28"E	114.02'
C11	150.00'	91.99'	35°08'20"	N73°09'18"E	90.56'
C12	170.00'	30.11'	10°08'58"	N45°09'46"E	30.07'
C13	170.00'	233.76'	78°47'06"	S89°22'12"E	215.77'
C14	280.00'	39.97'	8°10'43"	N54°04'01"W	39.93'
C15	220.00'	39.97'	10°24'39"	N55°10'59"W	39.92'
C16	230.00'	60.94'	15°10'52"	S57°34'05"E	60.76'
C17	230.00'	70.84'	17°38'48"	S73°58'55"E	70.56'
C18	230.00'	101.80'	25°21'38"	N84°30'52"E	100.97'
C19	230.00'	95.34'	23°44'57"	N59°57'35"E	94.65'
C20	230.00'	28.09'	6°59'50"	N44°35'12"E	28.07'
C21	470.00'	157.96'	19°15'21"	N70°23'30"E	157.21'
C22	470.00'	116.43'	14°11'38"	N87°07'09"E	116.14'
C23	470.00'	21.02'	2°33'46"	S8°30'18"E	21.02'
C24	530.00'	119.72'	12°56'34"	N66°33'50"E	119.47'
C25	530.00'	125.09'	13°31'21"	N79°47'48"E	124.80'
C26	530.00'	84.52'	10°13'07"	S88°19'58"E	84.43'
C27	530.00'	67.03'	7°14'47"	N86°30'48"W	66.98'
C28	470.00'	59.44'	7°14'47"	N86°30'48"W	59.40'
C29	220.00'	52.00'	13°32'30"	S82°41'56"E	51.88'
C30	220.00'	298.16'	77°38'09"	S35°06'07"E	275.86'
C31	280.00'	61.50'	12°35'06"	S8°10'38"E	61.38'
C32	280.00'	135.32'	27°41'25"	S64°02'23"E	134.01'
C33	280.00'	34.24'	7°00'21"	S46°41'30"E	34.22'
C34	15.00'	21.26'	81°13'33"	N82°48'05"W	19.53'
C35	280.00'	106.49'	21°47'25"	S13°30'16"E	105.85'
C36	280.00'	6.06'	1°14'25"	S23°01'11"E	6.06'
C37	15.00'	21.26'	81°13'33"	N14°58'22"E	19.53'
C38	120.00'	73.59'	35°08'20"	N73°09'18"E	72.45'
C39	180.00'	99.96'	31°48'11"	N71°29'44"E	98.68'
C40	180.00'	10.43'	3°19'08"	N89°03'54"E	10.43'

LINE TABLE		
LINE	LENGTH	BEARING
L1	67.54'	N41°05'17"E
L2	119.44'	S55°25'08"W
L3	41.50'	S55°25'08"W

TOOELE COUNTY DEPENDENT RESURVEY COORDINATES		
PT	NORTHING	EASTING
A	813960.58	734564.31
B	813958.78	734344.67
C	814319.14	734341.72
D	814368.43	734307.01
E	814683.64	734130.59
F	814763.17	734280.11
G	814830.08	734278.14
H	815008.30	734073.76
I	815051.50	734031.83
J	815180.47	733872.45
K	814957.09	733676.98
L	814985.83	733567.58
M	814985.65	733512.09
N	814819.15	733512.52
O	814775.54	733475.99
P	814772.42	732487.65
Q	814810.00	732428.12
R	814814.81	732048.15
S	813939.86	732037.08

LEGEND

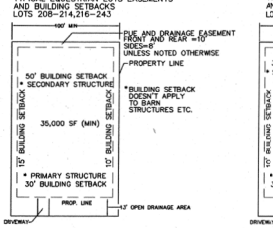
- 8' DRAINAGE AND PUBLIC UTILITY EASEMENT (D. AND P.U.E.)
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- MONUMENT TO BE SET
- EXISTING MONUMENT
- SET REBAR & CAP AT BOUNDARY CORNERS
- PROPOSED STREET LIGHT
- OPEN SPACE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION AND P.U.E.

OWNERS:
SOUTH WILLOW RANCHES LLC
P.O. BOX 180
GRANTSVILLE, UTAH 84029

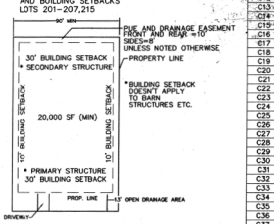
LAND SURVEYOR:
STANTEC CONSULTING INC.
J. MICHAEL DEMASS (P.L.S. NO. 174007)
3995 S. 700 E. STE. 300
SALT LAKE CITY, UTAH 84107
(801) 261-0090

TOTAL SUBDIVISION ACRES = 47.068
TOTAL OPEN SPACE ACRES = 6.47
TOTAL NUMBER OF LOTS = 47

TYPICAL EQUESTRIAN LOTS EASEMENTS AND BUILDING SETBACKS LOTS 208-214,216-243



TYPICAL RURAL LOTS EASEMENTS AND BUILDING SETBACKS LOTS 201-207,215



VICINITY MAP

Stantec Consulting Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Project Number	PM
186301703	RAP
Filename	
017C3c-fb	
Designed By	Drawn By
KFW	CBI/KFW
Checked By	Date
JMD	06/15/05

No.	Revisions	By	Date

SURVEYOR'S CERTIFICATE

I, J. Michael DeMass, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 174007 as prescribed under the 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, hereafter to be known as

SOUTH WILLOW RANCHES PHASE 2

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point that is S89°31'49"W 219.65 feet from the South Quarter Corner of Section 7, Township 3 South, Range 5 West, Salt Lake Base and Meridian, (Basis of Bearing being N89°31'49"E 2527.31 feet between the South Quarter Corner and the Southwest Corner of said Section 7); and running thence S89°31'49"W 2307.67 feet along the Section Line to the Southwest Corner of said Section 7; thence N00°43'28E 875.02 feet along the Section Line; thence S89°16'32"E 380.00 feet; thence S57°44'01"E 70.40 feet; thence N89°49'09"E 988.35 feet; thence N39°56'57"E 56.89 fee; thence N00°08'52"W 166.51 feet; thence N89°49'09"E 55.49 feet; thence Southeasterly 114.39 feet along the arc of a 220.00 foot radius curve to the right through a central angle of 29°47'33" (chord bears S75°17'04"E 113.11 feet); thence N39°56'57"E 304.42 feet; thence S48°54'43"E 211.45 feet; thence S44°08'54"E 60.21 feet; thence S48°54'43"E 271.17 feet; thence S01°41'12"E 66.54 feet; thence S61°59'30"W 169.36 feet; thence S29°14'10"E 361.22 fee; thence S35°08'55"E 60.28 feet; thence S00°28'11"E 360.37 feet to the point of beginning.
Contains 47.068 Acres or 43 Lots

July 19, 05
DATE

J. MICHAEL DEMASS
PLS 174007

OWNER'S DEDICATION

Know all men by these presents that **they**, the **2** undersigned owner(**s**) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

SOUTH WILLOW RANCHES PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land, right-of-ways and easements as shown on this plat as intended for Public use.

In witness whereof **WE** have hereunto set **our hands** this **17th & 23rd** day of **August** A.D., 20**06**

Alan D. Johnson
manager

Ronald G. Bushnell
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH CALIFORNIA
COUNTY OF } ss.

On the **17th** day of **AUGUST** A.D., 20**06** personally appeared before me, the undersigned Notary Public, in and for said County of **SANTA CLARA** in the State of **CALIFORNIA**, **RONALD G. BUSHNELL** who after being duly sworn, acknowledged to me that **SEA PAY INVESTMENTS**, a Limited Liability Company, that **HE** signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

Commission # 1666492
Notary Public - California
Santa Clara County
My Comm. Expires Jul 31, 2009

NOTARY PUBLIC
RESIDING IN **SANTA CLARA** COUNTY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF **Tooele** } ss.

On the **23** day of **Aug** A.D., 20**06** personally appeared before me, the undersigned Notary Public, in and for said County of **Tooele** in the State of **Utah**, the signer( ) of the above Owner's Dedication, in number, who after being duly sworn, acknowledged to me that **Alan D. Johnson** signed it freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES **April 12, 2007**

SUSAN P GUSTIN
Notary Public
State of Utah
My Comm. Expires Apr 12, 2007
PO Box 110 45 S. Main St Grantsville UT 84029

NOTARY PUBLIC
RESIDING IN **Tooele** COUNTY

SOUTH WILLOW RANCHES PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

PLANNING COMMISSION
APPROVED THIS **30TH** DAY OF **SEPT** A.D., 20**06** BY THE GRANTSVILLE PLANNING COMMISSION.
CHAIRMAN, GRANTSVILLE PLANNING COMMISSION

COUNTY HEALTH DEPT.
APPROVED AS TO FORM THIS **27TH** DAY OF **SEPTEMBER** A.D., 20**06**.
COUNTY HEALTH DEPT. OFFICIAL

TOOELE COUNTY SURVEYOR
APPROVED AS TO FORM THIS **27th** DAY OF **September** A.D., 20**06**.
TOOELE COUNTY SURVEYOR

TOOELE COUNTY TREASURER
APPROVED AS TO FORM THIS **6th** DAY OF **September** A.D., 20**06**.
TOOELE COUNTY TREASURER

GRANTSVILLE CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
9-14-06 DATE
GRANTSVILLE CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS **28TH** DAY OF **September** A.D., 20**06**.
GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY COUNCIL
PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS **7TH** DAY OF **JAN** A.D., 20**06**, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK — MAYOR

RECORDED # 269039
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: **Security Title (Tooele)**
DATE: **10/4/06** TIME: **4:43 PM** BOOK: **N/A** PAGE: **N/A**
FEE$ **$ 77.00**
DEPUTY TOOELE COUNTY RECORDER

16-16 SOUTH WILLOW RANCHES PH 2