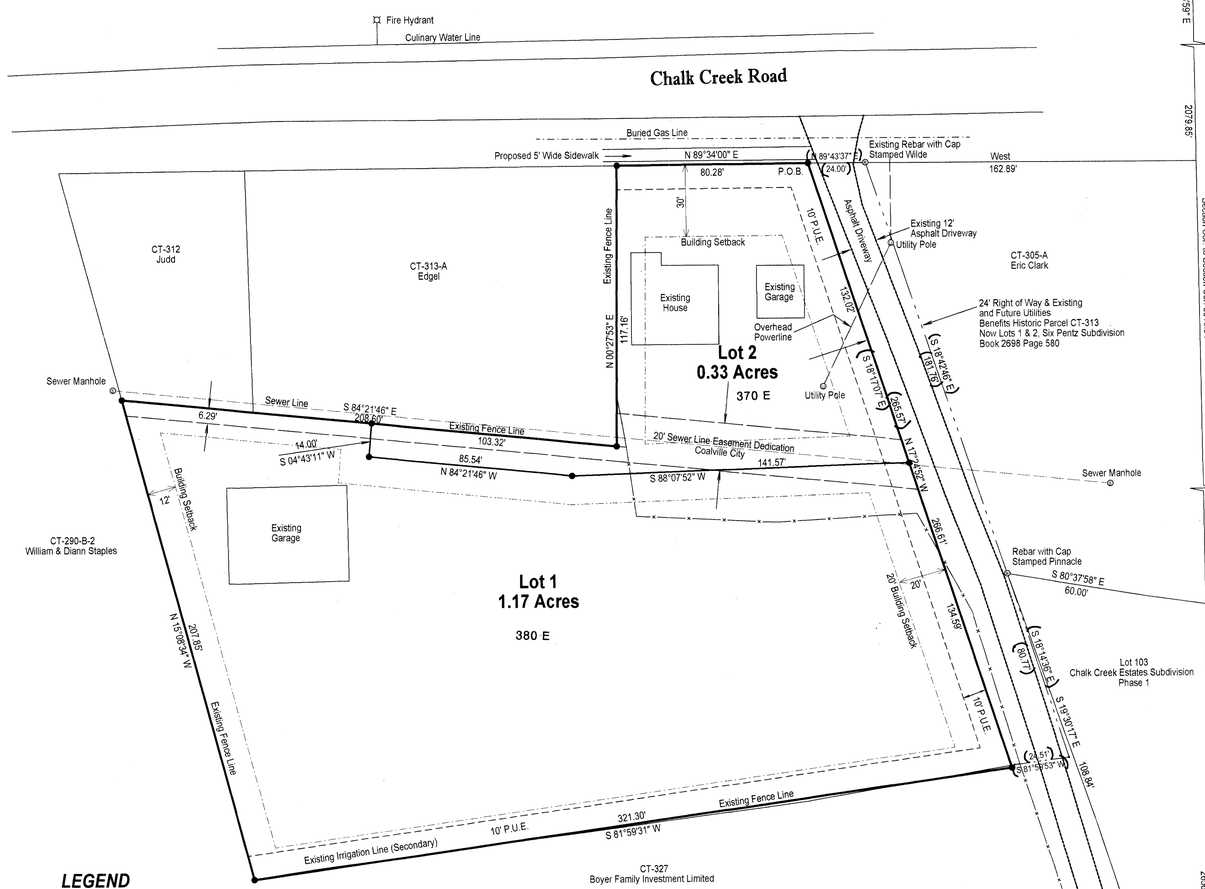
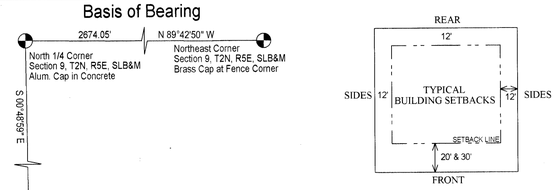
SIX PENTZ SUBDIVISION

Located in the Northwest 1/4 of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian.
Coalville City, Summit County, Utah



Basis of Bearing



NOTES:

1. THE OWNERS OF PROPERTY WITHIN COALVILLE CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. (OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT) HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURE LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN COALVILLE CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSES OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.

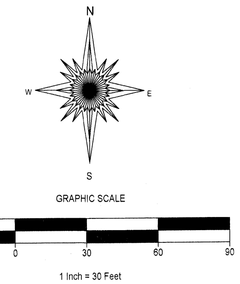
2. ALL LOTS SHOWN ARE FOR SINGLE FAMILY DWELLINGS.

3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

4. THIS PLAT DEDICATES A 20' WIDE EASEMENT OVER THE EXISTING SEWER LINE 10' EACH SIDE TO COALVILLE CITY.

Surveyor Notes:

Record of Survey reference S- 10900



Calculated Center Section Per Pinnacle Survey

South 1/4 Corner Section 9, T2N, R5E, SLB&M Brass Cap in Concrete on North/South Fence Line

S 00°48'59" E 2656.95'

LEGEND

- Paved Driveway
- Sewer Line
- Right of Way and Future Utilities
- Fence Lines
- 10' P.U.E. (Public Utility Easement)
- ● Set Rebar with Cap Stamped High Mountain LS 368352
- Ⓡ Fnd Rebar with Cap as noted
- Ⓢ Sewer Manhole

Dominion Energy Utah – Note with NO existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat 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 including prescriptive rights and other 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 set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

Surveyor Certificate

I, Wade Wilde do hereby certify that I am a Registered Professional Land Surveyor holding certificate No. 368352 as prescribed by the laws of the State of Utah, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17, Utah Code, and have verified the boundary locations and have placed monuments as represented on that plat. I do certify that by authority of the owners, I have subdivided said property into lots and streets hereafter to be known as SIX PENTZ SUBDIVISION.

March 1, 2022
Date

Wade Wilde
Wade Wilde

LICENSED LAND SURVEYOR 368352 WADE WILDE 4-2022 STATE OF UTAH

BOUNDARY DESCRIPTION

A portion of land located in the Northwest Quarter of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 89°42'50" West between the Northest Corner and the North 1/4 Corner of said Section 9, described as follows:

Beginning at a point South 0°48'59" East 2079.85 feet and West 162.89 feet from the North 1/4 Corner Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located more or less on the southerly line of Chalk Creek Road, and running thence South 18°17'07" East 266.61 feet; thence South 81°59'31" West 321.30 feet along a fence line; thence North 15°08'34" West 207.85 feet along a fence line being the easterly line of parcel CT-290-B-2; thence South 84°21'46" East 208.60 feet along a fence line being the southerly lines of parcels CT-312 and CT-313-A; thence North 00°27'53" East 117.16 feet along a fence line to the southerly line of Chalk Creek Road; thence North 89°34'00" East 80.28 feet to the point of beginning.

Containing 1.50 Acres

Together with a Right of Way for ingress and egress and existing utilities and future utilities.

Beginning at a point South 0°48'59" East 2079.85 feet along the section line and West 162.89 feet from the North 1/4 Corner of Section 9, T2N, R5E, SLB&M, Basis of Bearing cited above and running thence South 18°42'46" East 181.76 feet to a rebar with cap stamped Pinnacle being the northwest corner of Lot 103, Chalk Creek Estates Phase 1; thence South 18°14'36" East 80.77 feet; thence South 81°59'53" West 24.51 feet; thence North 18°17'07" West 265.57 feet; thence North 89°43'37" East 24.00 feet to a rebar with cap stamped Wilde being the point of beginning.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME THE SAID TRACT "SIX PENTZ SUBDIVISION" AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY COALVILLE CITY.

IN WITNESS WHEREOF we HAVE HEREUNTO SET our hands THIS 14 DAY OF April A.D. 20 22

Benjamin Rod Pentz (Rod) and Kelley Hess Pentz Trust, dated February 19, 2016

Benjamin Rod Pentz, Trustee

Kelley Hess Pentz, Trustee

ACKNOWLEDGEMENT

Marie McClelland Notary Public State of Utah My Commission Expires on: March 23, 2024 Comm. Number: 723713

STATE OF UTAH
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS 14 DAY OF April, 20 22 THE FOLLOWING: Benjamin Rod Pentz and Kelley Hess Pentz, Trustees of the Benjamin Rod Pentz and Kelly Hess Pentz Trust dated February 19, 2016

WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE OWNERS DEDICATION.

MY COMMISSION EXPIRES 3/23/2024

RESIDING IN Park City, Utah

Marie McClelland
NOTARY PUBLIC

DOMINION ENERGY

Approved and accepted this 11, day of April, 20 22.
DOMINION ENERGY
By:
Title: Pic Coord. Spec.

CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY: _____
AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____. BY: _____

MY COMMISSION EXPIRES _____

RESIDING IN _____

NOTARY PUBLIC

PUBLIC SAFETY ANSWERING POINT APPROVAL

Approved this 19th day of April, 20 22.

Jeff Ward GIS Coordinator/Addressing Authority

ROCKY MOUNTAIN POWER

Approved and Accepted this 11th day of April, 20 22.
ROCKY MOUNTAIN POWER
BY: Aaron Turner

NORTH SUMMIT FIRE DISTRICT

Approved and Accepted this 18th day of April, 20 22.
NORTH SUMMIT FIRE DISTRICT
BY:

CITY PUBLIC WORKS DEPARTMENT

Approved and Accepted this 3rd day of May, 2022.
BY:
Director

PREPARED BY:

HIGH MOUNTAIN SURVEYING, LLC
P.O. Box 445
1325 S. Hoytsville Road
Coalville, Utah 84017
435-336-4210

Pentz Rod Sub 2022 Proj. No. 1004-21

CITY COUNCIL APPROVAL

This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the City Council of Coalville, Summit County, Utah this 3rd day of May, 2022.

MAYOR

CITY RECORDER

CITY PLANNING COMMISSION

Approved and accepted by the Coalville City Planning Commission this 5 day of May, 2022.

CHAIR

CITY ENGINEER

I hereby certify that this Office has examined the Plat and is correct in accordance with information on file in this office.
signed this 4 day of May, 2022

Christian P. Thompson
COALVILLE CITY ENGINEER

ATTORNEYS CERTIFICATE

I have examined the proposed plat of this subdivision and in my opinion it conforms with the ordinances applicable thereto and now in force and effect.

COALVILLE CITY ATTORNEY

COUNTY RECORDER

STATE of UTAH COUNTY SUMMIT
Recorded and filed at the request of BENJAMIN ROD PENTZ
Date: 5/6/2022 Time: 3:24 pm
Entry # 1189004 Fee: $54.00
C. Wilbughby-deputy
COUNTY RECORDER