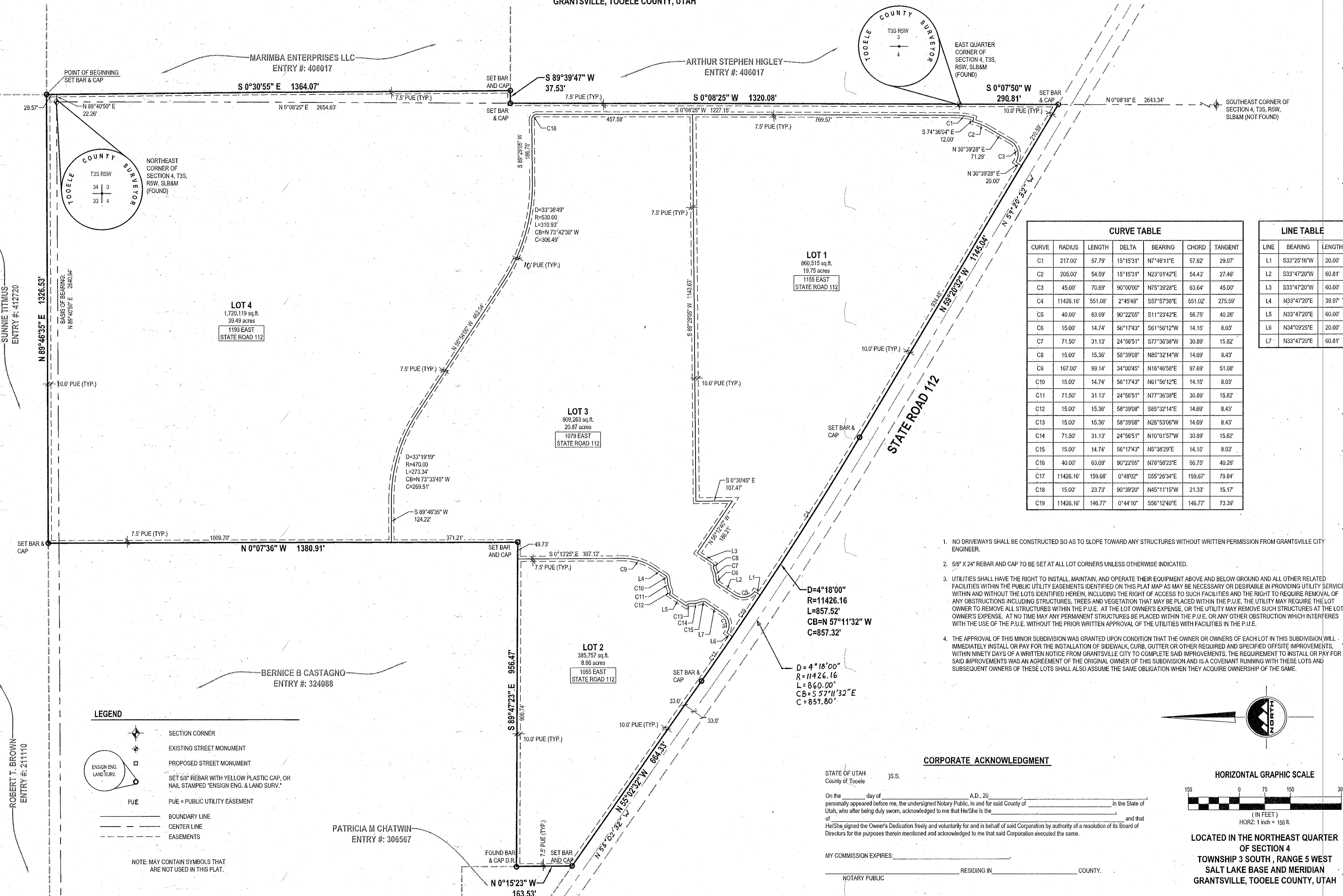


FINAL PLAT OQUIRRH ESTATES MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	217.00'	57.79'	15°15'31"	N7°46'11"E	57.62'	29.07'
C2	205.00'	54.59'	15°15'31"	N23°0'14"E	54.43'	27.48'
C3	45.00'	70.69'	90°00'00"	N75°39'28"E	63.64'	45.00'
C4	11426.16'	551.08'	2°45'48"	S57°57'38"E	551.02'	275.59'
C5	40.00'	63.09'	90°22'05"	S11°23'42"E	56.75'	40.26'
C6	15.00'	14.74'	56°17'43"	S61°56'12"W	14.15'	8.03'
C7	71.50'	31.13'	24°56'51"	S77°36'38"W	30.89'	15.82'
C8	15.00'	15.36'	58°39'08"	N85°32'14"W	14.69'	8.43'
C9	167.00'	99.14'	34°00'45"	N16°46'58"E	97.69'	51.08'
C10	15.00'	14.74'	56°17'43"	N61°56'12"E	14.15'	8.03'
C11	71.50'	31.13'	24°56'51"	N10°01'57"W	30.89'	15.82'
C12	15.00'	15.36'	58°39'08"	S85°32'14"E	14.69'	8.43'
C13	15.00'	15.36'	58°39'08"	N26°53'06"W	14.69'	8.43'
C14	71.50'	31.13'	24°56'51"	N10°01'57"W	30.89'	15.82'
C15	15.00'	14.74'	56°17'43"	N5°38'29"E	14.15'	8.03'
C16	40.00'	63.09'	90°22'05"	N78°58'23"E	56.75'	40.26'
C17	11426.16'	559.68'	0°48'02"	S55°26'34"E	559.67'	79.84'
C18	15.00'	23.73'	90°39'20"	N45°11'15"W	21.33'	15.17'
C19	11426.16'	146.77'	0°44'10"	S56°12'40"E	146.77'	73.39'

LINE TABLE

LINE	BEARING	LENGTH
L1	S33°25'16"W	20.00'
L2	S33°47'20"W	60.81'
L3	S33°47'20"W	60.00'
L4	N33°47'20"E	39.97'
L5	N33°47'20"E	60.00'
L6	N34°09'25"E	20.00'
L7	N33°47'20"E	60.81'

- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
- 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
- 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 P.U.E. THE UTILITY MAY REMOVE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. 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 P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- THE APPROVAL OF THIS MINOR SUBDIVISION WAS GRANTED UPON CONDITION THAT THE OWNER OR OWNERS OF EACH LOT IN THIS SUBDIVISION WILL IMMEDIATELY INSTALL OR PAY FOR THE INSTALLATION OF SIDEWALK, CURB, GUTTER OR OTHER REQUIRED AND SPECIFIED OFFSITE IMPROVEMENTS WITHIN NINETY DAYS OF A WRITTEN NOTICE FROM GRANTSVILLE CITY TO COMPLETE SAID IMPROVEMENTS. THE REQUIREMENT TO INSTALL OR PAY FOR SAID IMPROVEMENTS WAS AN AGREEMENT OF THE ORIGINAL OWNER OF THIS SUBDIVISION AND IS A COVENANT RUNNING WITH THESE LOTS AND SUBSEQUENT OWNERS OF THESE LOTS SHALL ALSO ASSUME THE SAME OBLIGATION WHEN THEY ACQUIRE OWNERSHIP OF THE SAME.

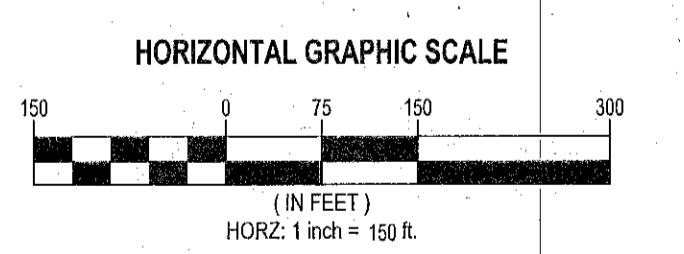
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele

On the _____ day of _____, A.D. 20____, _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that 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: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 as prescribed under 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 hereafter to be known as OQUIRRH ESTATES MINOR SUBDIVISION, and 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 width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, also located in Tooele County near Grantsville City, Utah, more particularly described as follows:

Beginning at an existing fence intersection, which is located North 89°40'50" East 22.26 feet along the extension of the north line of Section 4 to an existing fence line and North 0°30'55" West 29.57 feet from the Northeast Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 0°30'55" East 1364.07 feet along an existing fence line to the 40-acre line;
thence South 89°39'47" West 37.53 feet along said 40-acre line to the Section line;
thence South 0°08'25" West 1320.08 feet along the Section line to the East Quarter Corner of Section 4;
thence South 0°07'50" West 290.81 feet along the Section line to the north right-of-way line of State Road 112;
thence North 59°20'52" West 1145.04 feet along said north line;
thence Northwesterly 857.52 feet along the arc of an 11,426.16-foot radius tangent curve to the right (center bears North 30°39'28" East and the long chord bears North 57°11'32" West 857.32 feet, through a central angle of 4°18'00"); along said north line;
thence North 55°02'32" West 664.33 feet along said north line to the extension of an existing fence line;
thence North 0°15'23" West 163.53 feet to and along said fence line to its intersection with another existing fence;
thence South 89°47'23" East 556.47 feet along said fence line to a corner thereof;
thence North 0°07'36" West 1380.91 feet along another existing fence line to its intersection with an existing fence line;
thence North 89°46'35" East 1326.53 feet along said fence line to the Point of Beginning.

Parcel contains: 3,875.653 square feet or 88.97 acres, ± L&L.

Date: JULY 11, 2016

Douglas J. Kinsman
License No. 334575

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owner(s) of the herein described tract of land and hereby cause the same to be divided into lots, together with easements, as set forth hereafter known as:

OQUIRRH ESTATES MINOR SUBDIVISION

The undersigned owners hereby dedicate to Grantsville City and to any and all public utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for _____ the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I have hereunto set our hand (s) this 17 day of March, A.D. 2017.

Blayn Broderson
By: Blayn Broderson
Grantsville Property, LLC

ACKNOWLEDGMENT

STATE OF California
County of San Diego

On the 14 day of March, A.D. 2017, Blayn Broderson personally appeared before me, the undersigned Notary Public, in and for said County of San Diego in said State of California, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 2125513
Deferant RESIDING IN San Diego COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele

On the _____ day of _____, A.D. 20____, _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

FINAL PLAT OQUIRRH ESTATES MINOR SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE BASE AND MERIDIAN
GRANTSVILLE, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # 453349

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: Grantsville Property LLC

DATE: Aug 16, 2017 TIME: 3:00 pm
8:34 am

FEES: _____

Phyllis Storaen
TOOELE COUNTY RECORDER

DEVELOPER
BLAYN BRODERSON
7002 VIA ESTRADA
LA JOLLA, CA 92037
801-735-3263

SHEET 1 OF 1

PROJECT NUMBER: T12055
MANAGER: D. KINSMAN
DRAWN BY: A. JASPER
CHECKED BY: D. KINSMAN
DATE: 7/9/16

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.943.3550
Fax: 435.578.0108

ENSIGN
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.250.0529
LAYTON
Phone: 801.547.1100
CEAR CITY
Phone: 435.860.1463
RICHFIELD
Phone: 435.596.2393

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF October, 2016
BY THE GRANTSVILLE CITY PLANNING COMMISSION.

Paula
CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 12 DAY OF JULY, 2016
BY THE COUNTY SURVEY DEPARTMENT.

RECORD OF SURVEY FILE #2007-0091-01
Mark Nelson
TOOELE COUNTY SURVEY DIRECTOR - Deputy

GRANTSVILLE CITY PUBLIC WORKS APPROVAL

APPROVED THIS 11th DAY OF July, 2016
BY THE GRANTSVILLE CITY PUBLIC WORKS.

Jamy Bolinder
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS 12 DAY OF July, 2016, FOR PARCEL NO. _____

Christina Alford
TOOELE COUNTY TREASURER

CITY FIRE DEPARTMENT APPROVAL

APPROVED THIS 12 DAY OF JULY, 2016
BY THE GRANTSVILLE CITY FIRE DEPT.

1st Lt. J. I.
GRANTSVILLE CITY FIRE CHIEF

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Christina Alford 9/14/16
GRANTSVILLE CITY ENGINEER

CITY MAYOR APPROVAL

APPROVED THIS 12th DAY OF September, 2016
BY THE GRANTSVILLE CITY MAYOR.

Brad Marshall
GRANTSVILLE CITY MAYOR

CITY ATTORNEY'S APPROVAL

APPROVED THIS 12 DAY OF September, 2016
BY THE GRANTSVILLE CITY ATTORNEY.

J. I.
GRANTSVILLE CITY ATTORNEY