

VICINITY MAP  
N.T.S.

LEGEND

- P.U. & D.E. (SEE SETBACK DETAIL)
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- M-M MONUMENT TO MONUMENT
- M-B MONUMENT TO BOUNDARY

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	29.50	90°00'00"	46.34	S01°05'25"E
C2	29.50	90°00'00"	46.34	S88°54'35"W
C3	29.50	90°00'00"	46.34	N01°05'25"W
C4	29.50	90°00'00"	46.34	S88°54'35"W
C5	29.50	90°00'00"	46.34	N88°54'35"E
C6	29.50	90°00'00"	46.34	S01°05'25"E
C7	29.50	90°00'00"	46.34	S88°54'35"W
C8	338.00	3°48'11"	23.76	N45°48'41"E
C9	338.00	8°29'00"	53.01	N51°57'16"E
C10	338.00	8°19'07"	51.98	N60°21'20"E
C11	298.00	18°08'25"	94.35	S55°26'40"W
C12	29.50	92°27'53"	47.61	S00°08'31"W
C13	170.00	0°45'22"	2.24	N45°40'59"W
C14	170.00	17°46'52"	52.76	N36°26'42"W
C15	230.00	8°33'44"	34.37	S41°48'33"E
C16	230.00	9°58'30"	40.04	S32°32'26"E
C17	29.50	90°00'00"	46.34	N17°26'49"E
C18	29.50	25°54'39"	13.34	S40°30'40"E
C19	70.00	17°29'55"	21.38	S44°43'12"E
C20	70.00	37°06'07"	45.33	S17°25'11"E
C21	70.00	16°41'05"	20.38	S09°28'25"W
C22	70.00	35°09'20"	42.95	S35°23'38"W
C23	70.00	35°23'05"	43.23	S70°39'50"W
C24	29.50	22°01'19"	11.34	S77°20'43"W
C25	328.00	20°36'18"	117.96	S54°12'44"W
C26	200.00	18°32'14"	64.71	S36°49'18"W
C27	358.00	20°36'18"	128.75	S54°12'44"W
C28	170.00	18°32'14"	55.00	S36°49'18"E
C29	230.00	18°32'14"	74.41	S36°49'18"E
C30	70.00	141°49'32"	173.27	N17°26'36"E
C31	469.00	21°11'50"	173.51	N54°29'42"E
C32	469.00	8°27'54"	69.29	S60°51'40"W
C33	469.00	8°17'21"	67.85	S52°29'03"W
C34	469.00	4°26'36"	36.37	S46°07'05"W
C35	29.50	3°53'15"	2.00	S64°23'26"W
C36	29.50	25°54'34"	13.34	S75°24'06"W
C37	502.00	21°11'50"	185.72	S54°29'41"W

PREPARED BY  
**FACUS**  
ENGINEERING AND SURVEYING, LLC  
21 WEST CENTER STREET  
MIDVALE, UTAH 84047 PH: (801) 352-0073  
www.facus.com

PREPARED FOR  
**BACH HOMES**  
11650 SOUTH STATE STREET SUITE 300  
DRAPER, UTAH 84020  
PH: 801-727-9500

PLANNING COMMISSION  
APPROVED THIS 12 DAY OF Sept  
A.D. 2018 BY THE TOOELE CITY PLANNING COMMISSION.  
6/11/18  
CHAIRMAN, TOOELE CITY PLANNING COMMISSION

COUNTY HEALTH DEPARTMENT  
APPROVED THIS 13 DAY OF June  
A.D. 2019 BY THE TOOELE COUNTY HEALTH DEPARTMENT.  
Tamara Palm  
TOOELE COUNTY HEALTH DEPARTMENT

CITY ENGINEER  
APPROVED AS TO FORM THIS 7<sup>th</sup> DAY  
OF June A.D. 2019  
Paul Jensen  
CITY ENGINEER

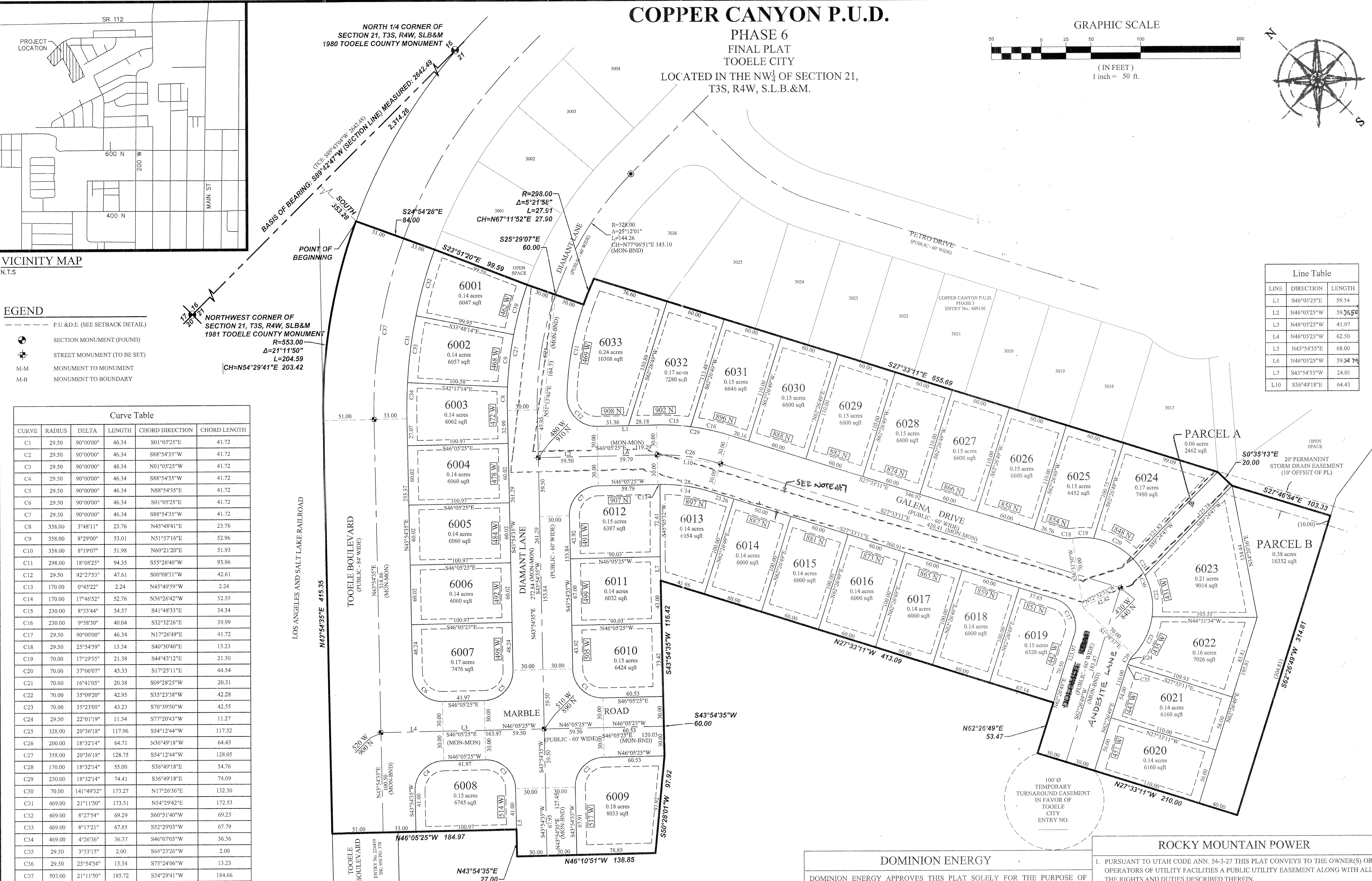
COMMUNITY DEVELOPMENT  
APPROVED AS TO FORM ON THIS 10<sup>th</sup> DAY  
OF JUNE A.D. 2019  
[Signature]  
TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY SURVEY DEPARTMENT  
RECORD OF SURVEY # 100 2018-0037  
APPROVED THIS 14 DAY OF JUNE  
A.D. 2018 BY THE TOOELE COUNTY SURVEY DEPARTMENT.  
Mark B. Nelson  
TOOELE COUNTY SURVEY DIRECTOR

CITY ATTORNEY  
APPROVED AS TO FORM THIS 7 DAY  
OF June A.D. 2019  
[Signature]  
TOOELE CITY ATTORNEY

CITY COUNCIL  
APPROVED THIS 9<sup>th</sup> DAY OF SEPTEMBER  
A.D. 2018 BY THE TOOELE CITY COUNCIL.  
Melodi M. Jordan  
ATTEST: CITY RECORDER  
[Signature]

TOOELE COUNTY RECORDER  
RECORDED NO 488028  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE  
REQUEST OF Copper Canyon P.U.D.  
DATE 6/12/2019 TIME 1:51pm BOOK        PAGE         
8126.00  
TOOELE COUNTY RECORDER



**SURVEYOR'S CERTIFICATE**  
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, streets, and easements, hereafter to be known as:  
**COPPER CANYON P.U.D. PHASE 6**  
and that the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.  
6/12/18  
Spencer W. Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

**BOUNDARY DESCRIPTION**  
A portion of the NW1/4 of Section 21 and the NE1/4 of Section 20, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point on the Northerly line of that Real Property described in Deed Book 950 Page 380 of the Official Records of Tooele County, said point is also on the Westerly line of COPPER CANYON P.U.D. PHASE 3, according to the Official Plat recorded February 18, 2015 as Entry No. 409156 in the Office of the Tooele County Recorder, located S89°42'47"W along the Section line 2,314.26 feet and South 353.28 feet from the North 1/4 Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said plat the following 7 (seven) courses and distances: S24°54'28"E 84.00 feet; thence S2°51'20"E 99.59 feet; thence S25°29'07"E 60.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 298.00 feet (radius bears: S25°29'07"E) a distance of 27.91 feet through a central angle of 05°21'58" Chord: N67°11'52"E 27.90 feet; thence S27°33'11"E 655.69 feet; thence S00°35'13"E 20.00 feet; thence S27°46'54"E 103.33 feet; thence S62°26'49"W 314.81 feet; thence N27°33'11"W 210.00 feet; thence N62°26'49"E 53.47 feet; thence N27°33'11"W 413.09 feet; thence S43°54'35"W 176.42 feet; thence S50°28'01"W 97.92 feet; thence N46°10'51"W 138.85 feet; thence N43°54'35"E 27.00 feet; thence N46°05'25"W 184.97 feet to the Northwest corner of said Real Property described in Deed Book 950 Page 380 of the Official Records of Tooele County, said point is also on the Southerly Right-of-Way of the Los Angeles and Salt Lake Railroad; thence along said deed the following 2 (two) courses and distances: N43°54'35"E also along said Right-of-Way 415.35 feet; thence along the arc of a curve to the right having a radius of 553.00 feet a distance of 204.59 feet through a central angle of 21°11'50" Chord: N54°29'41"E 203.42 feet to the point of beginning.  
Contains: 8.78 acres +/-

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

**COPPER CANYON P.U.D. PHASE 6**  
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS 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 EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 12<sup>th</sup> DAY OF June A.D. 2018  
[Signature]  
MANAGING MEMBER  
PHOENIX OF COPPER CANYON, LLC  
Debra E. Winn  
TOOELE CITY

**MUNICIPAL CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF Tooele  
ON THIS 12 DAY OF June A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Tooele, IN SAID STATE OF UTAH, Debra E. Winn, WHO, BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE Managing member OF Tooele CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPAL CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES: May 1, 2023  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN Tooele COUNTY  
MY COMMISSION No. 706093  
Cylee A. Pressley  
PRINTED FULL NAME OF NOTARY

**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S.  
COUNTY OF Salt Lake  
ON THE 12 DAY OF June A.D. 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Shan Rindlacher, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Managing member OF Phoenix of Copper Canyon P.U.D., A UTAH L.L.C., AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: 2/20/19  
NOTARY PUBLIC  
RESIDING IN Salt Lake COUNTY  
MY COMMISSION No. 681970  
Chelsea Robinson  
PRINTED FULL NAME OF NOTARY

**COPPER CANYON P.U.D. PHASE 6**  
LOCATED IN THE NW1/4 OF SECTION 21,  
T3S, R4W, S.L.B.&M.  
TOOELE CITY, TOOELE COUNTY, UTAH

**DOMINION ENERGY**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER 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 ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.  
APPROVED THIS 13 DAY OF June A.D. 2018  
[Signature]  
DOMINION ENERGY

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. 17-27-603(4)(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 AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT 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:  
a. A RECORDED EASEMENT OR RIGHT-OF-WAY  
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISION OF LAW  
APPROVED THIS 13 DAY OF June A.D. 2018  
ROCKY MOUNTAIN POWER  
BY - [Signature]  
TITLE - Operations Manager