

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- P.U.D.E. (SEE SETBACK DETAIL)
- EXISTING PROPERTY LINE
- CENTERLINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXISTING STREET MONUMENT
- M-M MONUMENT TO MONUMENT
- M-B MONUMENT TO BOUNDARY

NOTES:

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
- P.U. & D.E.—PUBLIC UTILITY AND DRAINAGE EASEMENT. PARCELS "8A" AND "8B" ARE HEREBY DEDICATED TO TOOELE CITY AS OPEN SPACE.
- THE 100 YEAR STORM DRAINAGE PATH IS ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 8029 AND 8030. THIS PATH IS NOT TO BE FILLED IN. NO FENCES, TREES, SHEDS, ETC. ARE TO BE PLACED IN THIS PUBLIC UTILITY AND DRAINAGE EASEMENT.

VICINITY MAP
N.T.S.

Phase 8 Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	29.50	89°52'21"	46.30	S12°49'43"W	41.69
C2	200.00	3°23'58"	11.87	S59°25'23"W	11.86
C3	200.00	4°43'25"	16.49	N60°03'06"E	16.48
C4	200.00	1°19'27"	4.62	S61°47'05"W	4.62
C5	140.00	6°44'03"	16.45	S65°48'30"W	16.45
C6	260.00	5°26'19"	24.68	S66°27'42"W	24.67
C7	260.00	6°53'13"	31.25	S65°44'15"W	31.23
C8	260.00	1°26'54"	6.57	S63°01'06"W	6.57
C9	200.00	6°53'13"	24.04	N65°44'15"E	24.03
C10	200.00	6°44'03"	23.51	N65°48'50"E	23.49
C11	260.00	4°43'25"	21.44	N60°05'06"E	21.43
C12	230.00	4°43'25"	18.96	S60°07'06"W	18.96
C13	170.00	6°44'03"	19.98	S65°48'30"W	19.97
C14	230.00	6°53'13"	27.65	N65°44'15"E	27.63

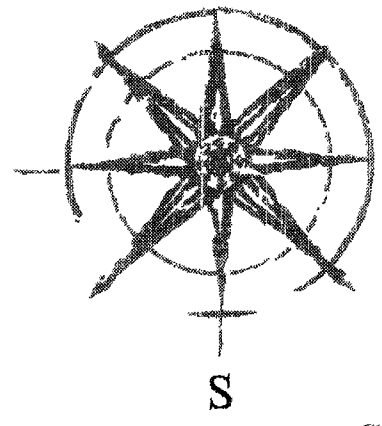
Phase 8 Line Table

LINE	DIRECTION	LENGTH
L1	N62°17'39"E	35.13
L2	N62°17'39"E	48.97
L3	S62°17'39"W	33.13
L4	N62°17'39"E	59.50
L5	N62°17'39"E	108.47

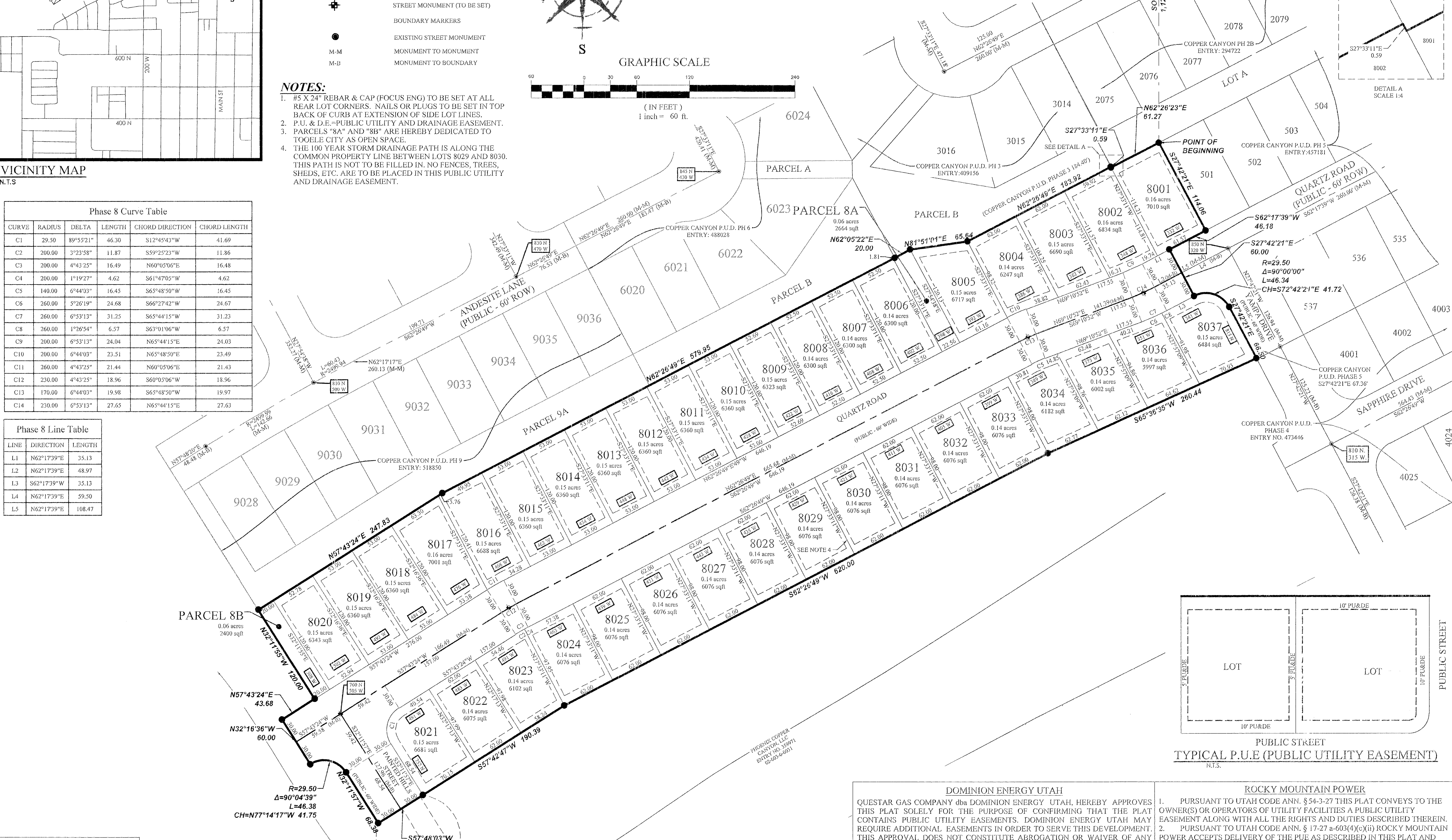
COPPER CANYON P.U.D.

PHASE 8 FINAL PLAT

LOCATED IN THE NW 1/4 OF SECTION 21, T3S, R4W, S.L.B.&M.
TOOELE CITY, TOOELE COUNTY, UTAH



NORTHWEST CORNER OF SECTION 21, T3S, R4W, S.L.B.&M. 1981 TOOELE COUNTY MONUMENT
BASIS OF BEARING: S89°42'47"W (SECTION LINE) MEASURED: 2642.49
NORTH 1/4 CORNER OF SECTION 21, T3S, R4W, S.L.B.&M. 1980 TOOELE COUNTY MONUMENT
BASIS OF BEARING: S89°43'04"W (2642.49)
SOUTH 1/2 CORNER OF SECTION 21, T3S, R4W, S.L.B.&M. 1981 TOOELE COUNTY MONUMENT
BASIS OF BEARING: S89°42'47"W (SECTION LINE) MEASURED: 2642.49



SURVEYOR'S CERTIFICATE
JERRY HOUGHTON, TOOELE COUNTY RECORDER
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 10516507 in accordance with Title 38, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as COPPER CANYON P.U.D. PHASE 8.

APPROVED
By: Steven J. Dale, P.L.S. at 10:20 pm, Oct 16, 2021

10/14/2021 Date

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest corner of Lot 501, COPPER CANYON P.U.D. PHASE 5, according to the Official Plat recorded October 26, 2017 as Entry No. 457181 in the Office of the Tooele County Recorder, located S89°42'47"W along the Section line 1,535.08 feet and South 1,128.98 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 5 (five) courses and distances: S27°42'21"E 114.66 feet; thence S62°17'39"W 46.18 feet; thence S27°42'21"E 60.00 feet; thence East along the arc of a non-tangent curve to the right having a radius of 29.50 feet (radius bears: S27°42'21"E) a distance of 46.34 feet through a central angle of 90°00'00" Chord: S72°42'21"E 41.72 feet; thence S27°42'21"E 66.50 feet (67.36 per Copper Canyon P.U.D. Phase 5 plat); thence S65°36'35"W 260.44 feet; thence S62°26'49"W 620.00 feet; thence S57°42'47"W 190.39 feet; thence S57°48'03"W 60.00 feet; thence N32°11'57"W 68.38 feet; thence along the arc of a curve to the left with a radius of 29.50 feet a distance of 46.38 feet through a central angle of 90°04'39" Chord: N77°14'17"W 41.75 feet; thence N32°16'36"W 60.00 feet; thence N57°43'24"E 43.68 feet; thence N32°11'55"W 120.00 feet to the southerly boundary of COPPER CANYON P.U.D. PHASE 9, according to the Official Plat recorded August 25, 2020 as Entry No. 518850 in the Office of the Tooele County Recorder; thence along said plat N57°43'24"E 247.83 feet; thence along said plat and the southerly line of COPPER CANYON P.U.D. PHASE 5, according to the Official Plat recorded June 12, 2019 as Entry No. 488028 in the Office of the Tooele County Recorder N62°26'49"E 579.95 feet to the Southwest corner 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; thence along said plat the following 3 (three) courses and distances: N62°05'22"E 20.00 feet; thence N81°51'01"E 65.64 feet; thence N62°26'49"E 183.92 feet (184.40 per Copper Canyon P.U.D. Phase 3 plat) to a point on the Western line of COPPER CANYON P.U.D. PHASE 2B as constructed and monumented, according to the Official Plat recorded October 5, 2007 as Entry No. 294722 in the Office of the Tooele County Recorder; thence along said plat the following 2 (two) courses and distances: S27°33'11"E 0.59 feet; thence N62°26'23"E 61.27 feet to the point of beginning.

Contains: 7.20 acres +/-
37 Lots
2 Parcels

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, PARCELS AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

COPPER CANYON P.U.D. PHASE 8

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND TO TOOELE CITY ALL STREETS AND PARCELS 8A AND 8B 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 10 DAY OF OCTOBER A.D. 2021

MANAGING MEMBER
PHOENIX OF COPPER CANYON, LLC
Shawn Rindlisbacher

ROTTARY PUBLIC
NIC ABBOTT
COMM # 707078
COMMISSION EXPIRES
JULY 5, 2023
STATE OF UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 20 DAY OF OCTOBER A.D. 2021 I PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, Shawn Rindlisbacher, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGING MEMBER OF PHOENIX OF COPPER CANYON, LLC, A UTAH L.L.C. 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.

MY COMMISSION EXPIRES: July 5, 2023 Nic Abbott
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 707078 Nic Abbott
PRINTED FULL NAME OF NOTARY

COPPER CANYON P.U.D. PHASE 8

FINAL PLAT
LOCATED IN THE NW 1/4 OF SECTION 21, T3S, R4W, S.L.B.&M.
TOOELE CITY, TOOELE COUNTY, UTAH

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE 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 OWNERS DEDICATION OR 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.

APPROVED THIS 19 DAY OF Oct A.D. 2021 BY THE TOOELE COUNTY TREASURER.
Smetha Hottelmann
TOOELE COUNTY TREASURER

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 a-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:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR ANY OTHER PROVISION OF LAW.

APPROVED THIS 19 DAY OF OCTOBER A.D. 2021
ROCKY MOUNTAIN POWER
BY: Rylyw
TITLE: ESTIMATOR

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
11650 SOUTH STATE STREET SUITE 300
DRAPER, UTAH 84020
PH: 801-727-9500

PREPARED FOR
BACH HOMES

COUNTY HEALTH DEPARTMENT
APPROVED THIS 19TH DAY OF OCTOBER A.D. 2021 BY THE TOOELE COUNTY HEALTH DEPARTMENT.
Spencer W. Llewellyn

CITY ENGINEER
APPROVED AS TO FORM THIS 25TH DAY OF May A.D. 2022
Patricia Evans

COMMUNITY DEVELOPMENT
APPROVED AS TO FORM ON THIS 31ST DAY OF May A.D. 2022
Smetha Hottelmann

TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS 19 DAY OF Oct A.D. 2021
ROS # 2016-0045
Smetha Hottelmann
TOOELE COUNTY SURVEYING DIRECTOR

CITY ATTORNEY
APPROVED AS TO FORM THIS 25 DAY OF May A.D. 2022
Spencer W. Llewellyn
TOOELE CITY ATTORNEY

PLANNING COMMISSION
APPROVED THIS 24TH DAY OF April A.D. 2022 BY THE TOOELE CITY PLANNING COMMISSION.
Spencer W. Llewellyn
CHAIRMAN, TOOELE CITY PLANNING COMMISSION

CITY COUNCIL
APPROVED THIS 4TH DAY OF May A.D. 2022 BY THE TOOELE CITY COUNCIL.
Spencer W. Llewellyn
CHAIRMAN, TOOELE CITY COUNCIL

TOOELE COUNTY RECORDER
RECORDED NO. 571405
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Shawn Athey
DATE 01/07/2022 TIME 3:21 pm BOOK 22 PAGE 25
132.00
FEE \$
Rylysha Ulin deputy
TOOELE COUNTY RECORDER