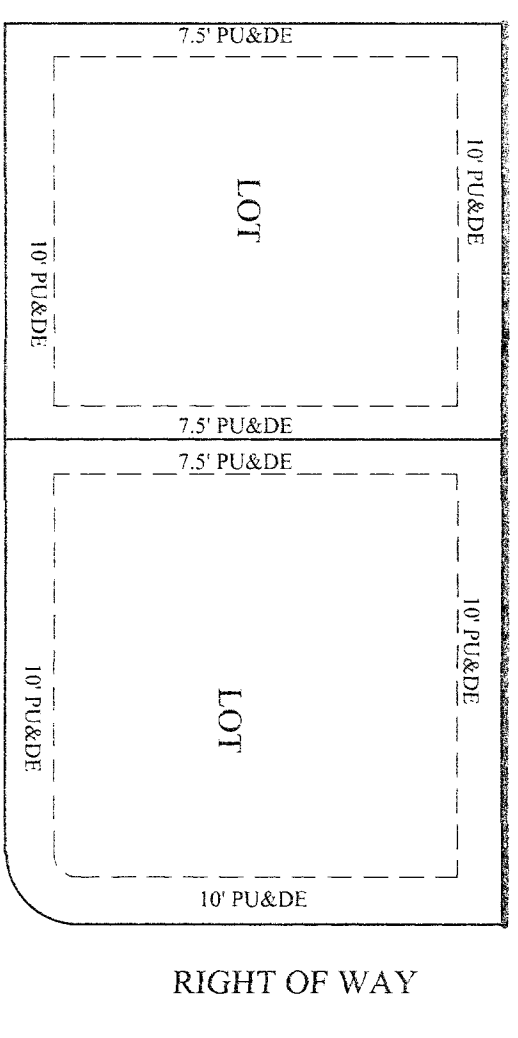
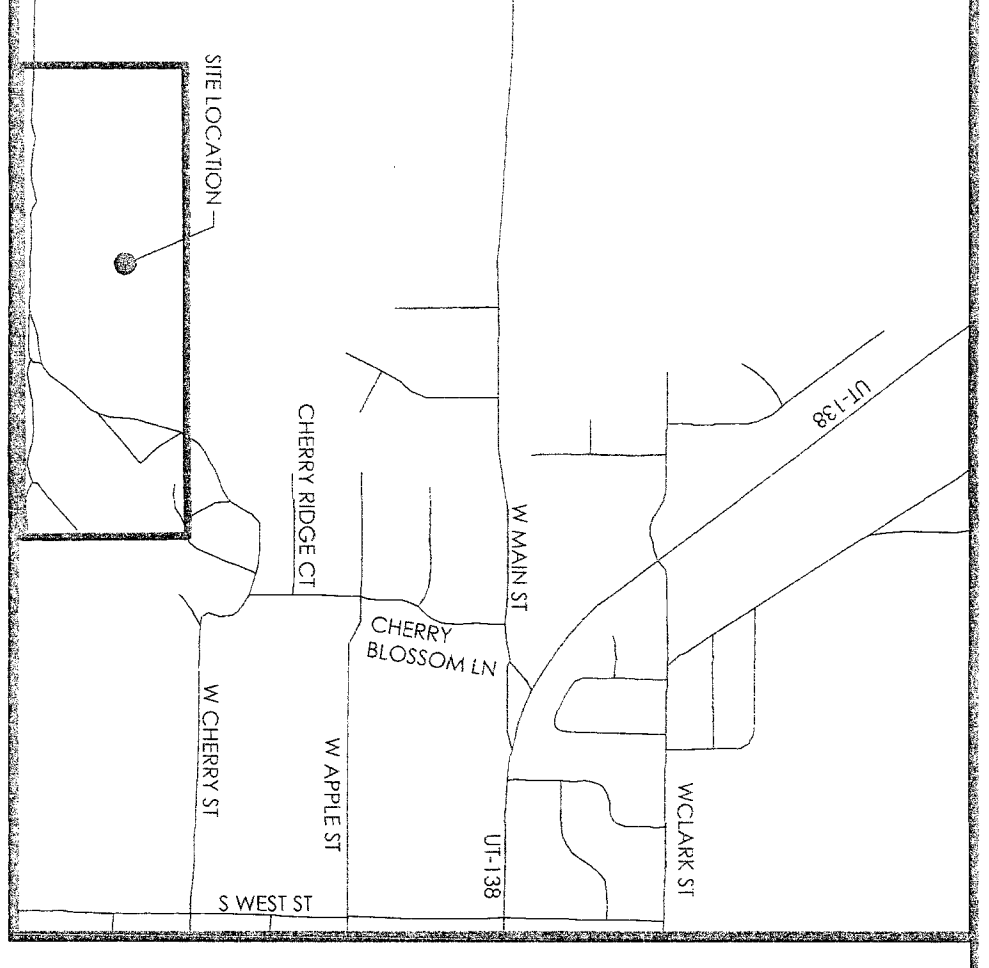
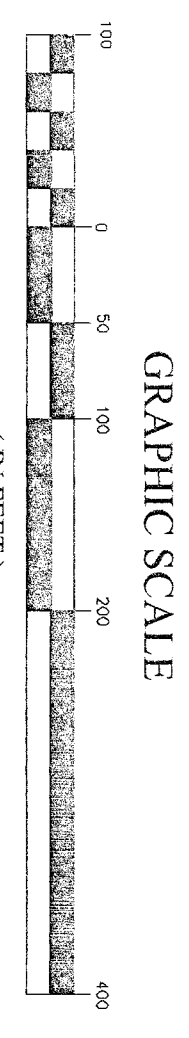


CHERRY WOOD ESTATES SUBDIVISION

PHASE 1
FINAL PLAT
LOCATED IN THE SE 1/4 SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT

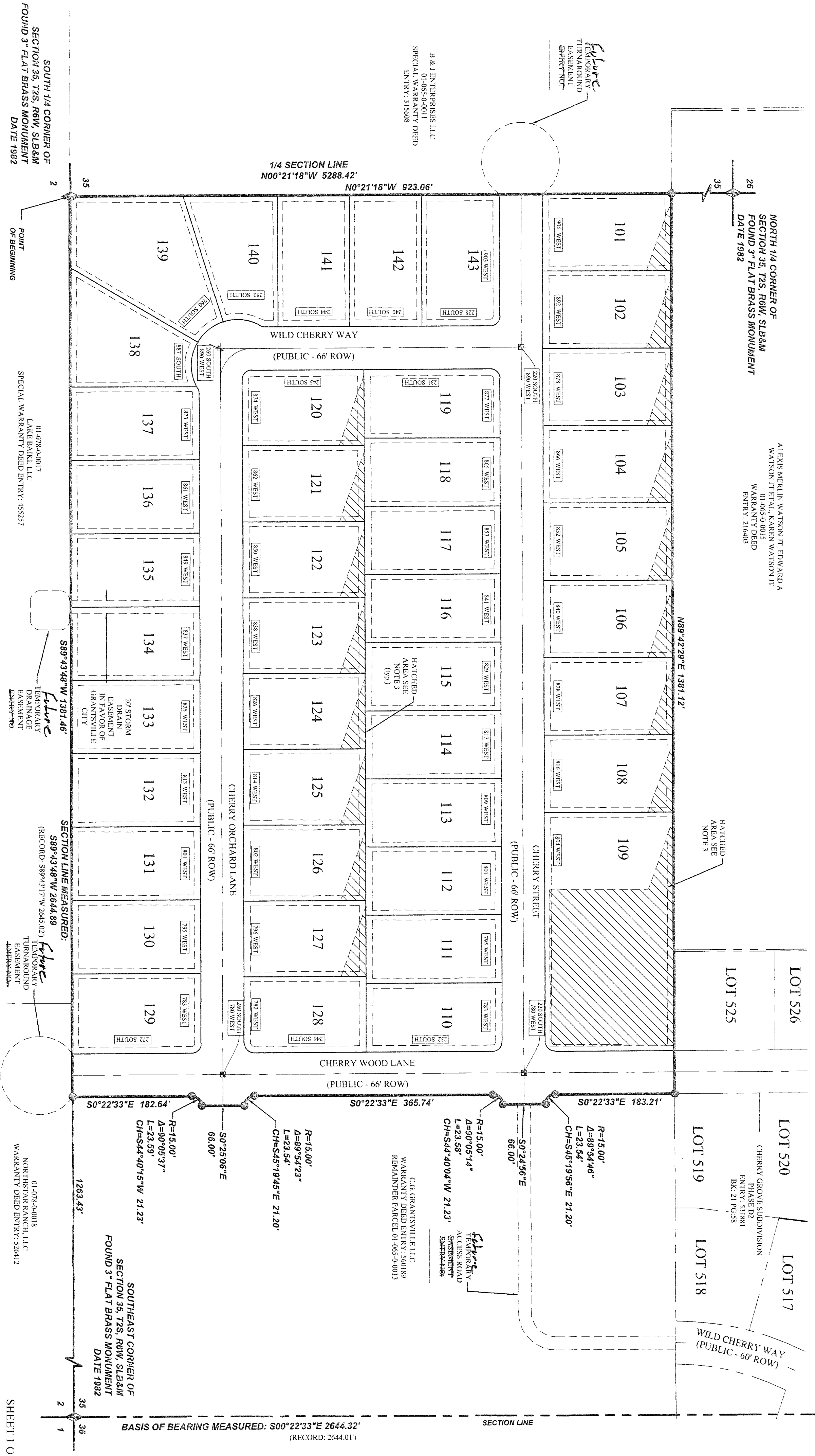


LEGEND

- BOUNDARY
- SECTION LINE
- EAST/WEST Y LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- MONUMENT TO MONUMENT
- BOUNDARY TO MONUMENT
- (0+40)
- (0+30)
- PRIVATE DRAINAGE AREA

NOTES

- REBAR & CAP (FOCUS) ENJO TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- OWNER SHALL MAINTAIN THE REBAR AND CAPS APPROVED BY THE CITY ENGINEER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES OR PUT ANY INTERFERING SUBSTANCES IN THE AREA SHOWN ON THIS MONUMENT WILL BE CONSIDERED AS PROPERTY AND APPLIED TO ALL FUTURE PROPERTY OWNERS.



PREPARED FOR
OWNER/DEVELOPER
GTM BUILDERS
1676 PROGRESS WAY
ROOFTOP, SAH 84074
CONTACT: SHAWN HOLISTE

GRANTSVILLE CITY PUBLIC WORKS
APPROVED THIS 17th DAY OF May A.D. 2022
BY THE DIRECTOR OF PUBLIC WORKS FOR GRANTSVILLE CITY

GRANTSVILLE CITY FIRE DEPARTMENT
APPROVED THIS 16th DAY OF May A.D. 2022
BY THE DIRECTOR OF FIRE DEPARTMENT GRANTSVILLE CITY

TOOELE COUNTY TREASURER
APPROVED THIS 15th DAY OF June A.D. 2022
BY THE TOOELE COUNTY TREASURER
PROPER TAXES DUE AND OWING HAVE BEEN PAID IN FULL

CITY MAYOR
APPROVED THIS 3rd DAY OF June A.D. 2022
BY THE GRANTSVILLE CITY MAYOR

RECORD OF SURVEY
PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2022-0032

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
1000 N. 400 W. SUITE 100
GRANTSVILLE, UT 84004

GRANTSVILLE CITY PLANNING COMMISSION
APPROVED THIS 17th DAY OF May A.D. 2022
BY THE DIRECTOR OF PLANNING COMMISSION GRANTSVILLE CITY

GRANTSVILLE CITY PLANNING COMMISSION
APPROVED THIS 15th DAY OF May A.D. 2022
BY THE CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEY DEPT.
APPROVED THIS 15th DAY OF June A.D. 2022
BY THE TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER OR DESIGNEE
APPROVED THIS 17th DAY OF May A.D. 2022
BY THE ENGINEER OR DESIGNEE

SURVEYOR'S CERTIFICATE
I, Evan J. Wood, do hereby certify that I am a Professional Engineer and Land Surveyor 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, have verified all measurements and have subdivided said tract of land into lots and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

BOUNDARY DESCRIPTION
A tract of land located in the Southeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base & Meridian, being a part of an entire parcel described by that certain Special Warranty Deed recorded September 4, 2014 as Entry No. 402847 in the Office of the Tooele County Recorder, identified by Tooele County as Parcel No. 01-565-0-0013, more particularly described as follows:
Beginning at the South 1/4 Corner of Section 35, T2S, R6W, S18E, running thence along the 1/4 Section line N00°21'18"W 923.06 feet; thence to and along the southerly line of a boundary, determined by that certain Warranty Deed recorded July 20, 2020 in the office of the Tooele County Recorder, N89°42'29"E 1,381.12 feet; thence S00°22'33"E 183.21 feet; thence along the arc of a curve to the left with a radius of 1,590 feet a distance of 23.54 feet through a central angle of 89°54'46" Chord: 545.19506'E 21.20 feet; thence S00°22'33"E 66.00 feet; thence S00°22'33"E 66.00 feet through a central angle of 90°05'14" Chord: 544.90074'W 21.23 feet; thence S00°22'33"E 66.00 feet; thence S00°22'33"E 66.00 feet through a central angle of 90°05'14" Chord: 544.90074'W 21.23 feet; thence S00°22'33"E 66.00 feet; thence S00°22'33"E 66.00 feet through a central angle of 90°05'14" Chord: 544.90074'W 21.23 feet; thence S00°22'33"E 66.00 feet; thence S00°22'33"E 182.64 feet to the Section line S89°43'48"W 1,381.46 feet to the point of beginning.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREINAFTER TO BE KNOWN AS
CHERRY WOOD ESTATES SUBDIVISION
PHASE 1
FINAL PLAT

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE 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 THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.
IN WITNESS WHEREOF HAVE HEREINTO SET
HAND THIS _____ DAY OF _____ A.D. 20__

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Tooele
ON THE 15th DAY OF June A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Tooele, the undersigned **Shawn Holiste** AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE **Manager** OF **Cherry Wood Estates, LLC**, A UTAH, L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: September 2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Tooele COUNTY
MY COMMISSION NO. 720714
PRINTED FULL NAME OF NOTARY
Shawn Holiste

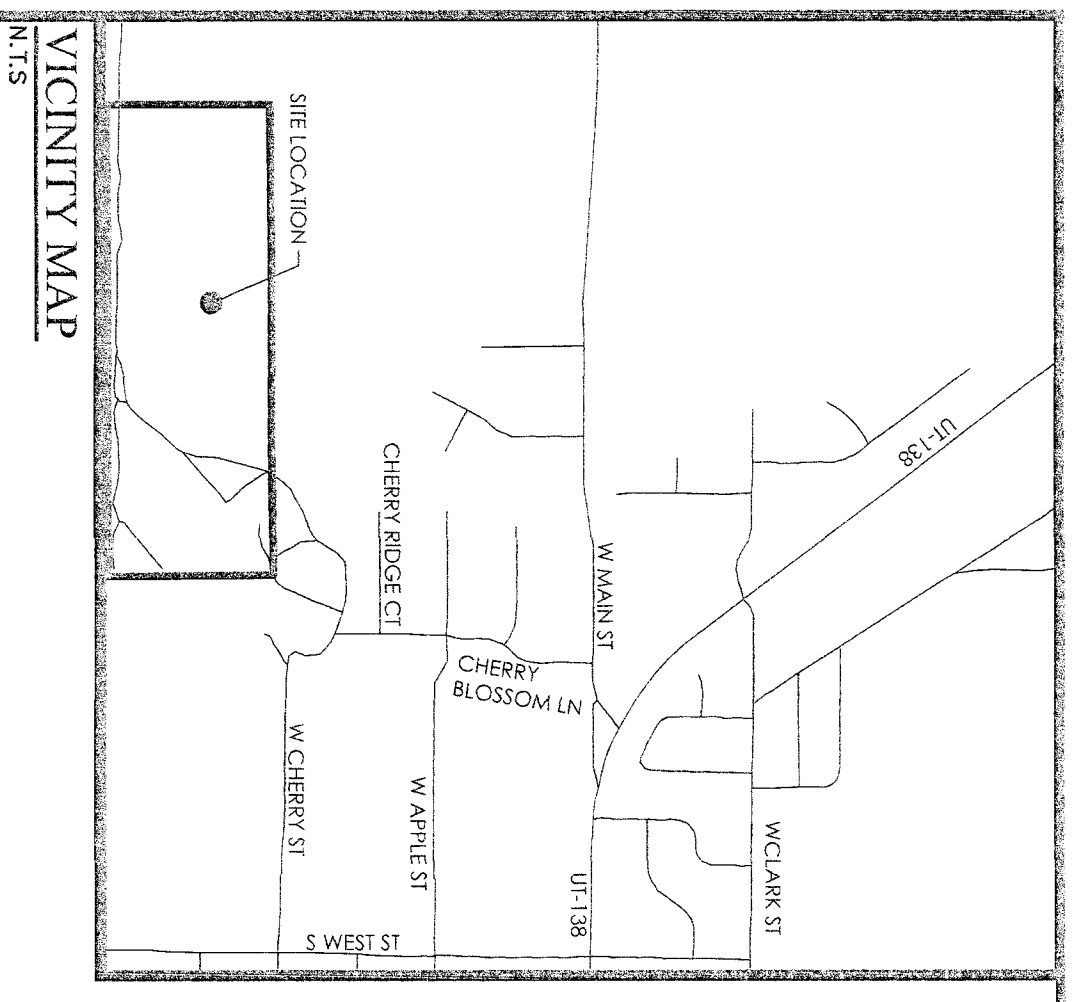
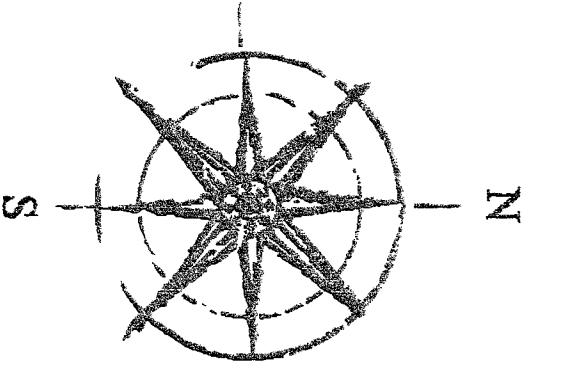
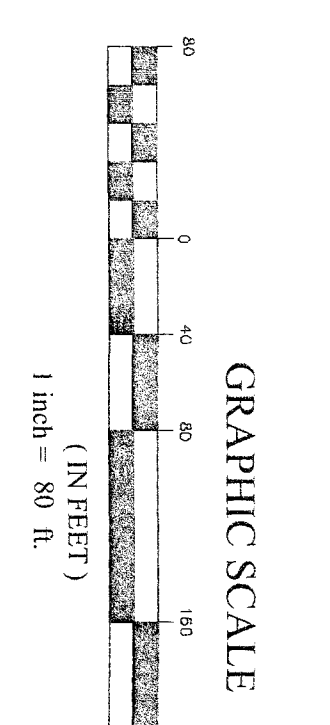
CHERRY WOOD ESTATES SUBDIVISION
PHASE 1
FINAL PLAT
LOCATED IN THE SE 1/4 OF SECTION 35, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER
NO. 514884
STATE OF UTAH COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF **Shawn Holiste**
DATE 05/19/2022 TIME 11:31 AM BOOK 22 PAGE 29
194.00
FEES
Rajisha Ulin Deputy
TOOELE COUNTY RECORDER

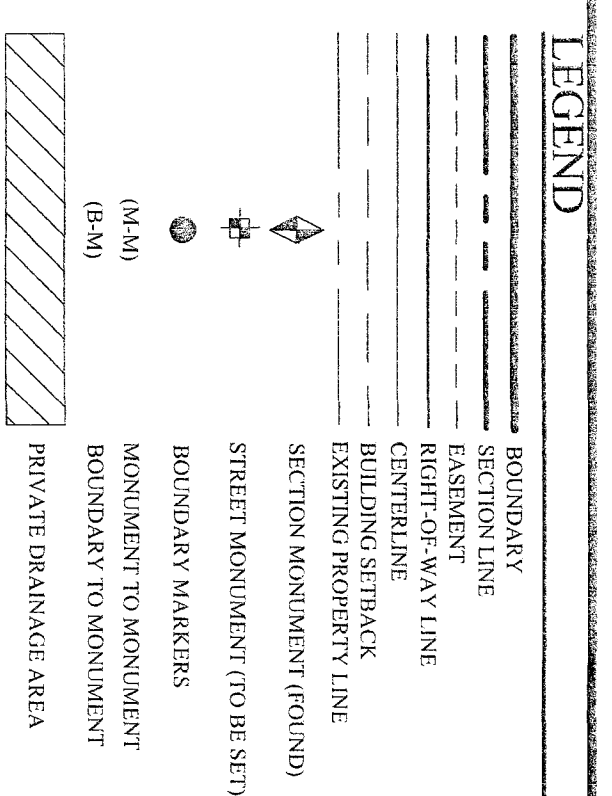
CHERRY WOOD ESTATES SUBDIVISION

PHASE I FINAL PLAT

LOCATED IN THE SE 1/4 SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



RIGHT OF WAY
TYPICAL PUBLIC UTILITIES AND
DRAINAGE EASEMENT



CURVE	RADIUS	DELTA	LENGTH	CHORD	DIRECTION	CHORD LENGTH	TANGENT
C1	70.00	149°59'21"	102.84	54°19'14"E	133.12	288.14	47.94
C2	48.00	89°55'52"	75.33	54°19'14"E	67.84	47.94	47.94
C3	15.00	89°54'53"	23.54	54°19'14"E	21.20	14.98	14.98
C4	15.00	90°04'12"	23.58	54°40'24"W	21.23	15.02	15.02
C5	15.00	90°05'12"	23.58	N44°40'04"E	21.23	15.02	15.02
C6	15.00	29°51'58"	7.82	N74°43'05"E	7.73	4.00	4.00
C7	70.00	27°24'46"	2.70	N80°57'28"E	2.70	1.13	1.13
C8	70.00	58°08'26"	7.03	S88°51'56"E	6.82	3.91	3.91
C9	70.00	41°49'44"	5.10	S88°52'51"E	4.98	2.75	2.75
C10	15.00	29°51'58"	7.82	S14°42'17"W	7.73	4.00	4.00
C11	70.00	47°28'23"	58.00	S05°46'14"W	56.35	30.78	30.78
C12	15.00	89°55'48"	23.54	S45°19'26"E	21.20	14.98	14.98
C13	15.00	89°55'52"	23.54	S45°19'14"E	21.20	14.98	14.98
C14	15.00	89°54'46"	23.59	N44°40'15"E	21.23	15.02	15.02
C15	15.00	89°54'46"	23.54	N45°19'55"W	21.20	14.98	14.98

LINE	DIRECTION	LENGTH	ESSENTIAL LINE TABLE	ESSENTIAL LINE TABLE	ESSENTIAL LINE TABLE
(L1)	N70°40'39"W	114.87	(L1)	S00°17'19"E	38.56
(L2)	N89°42'29"E	108.20	(L2)	N7°40'39"W	114.87
(L3)	S00°17'19"E	38.56	(L3)	N89°42'29"E	108.20
(L4)	N70°40'39"W	114.87	(L4)	S00°17'19"E	38.56
(L5)	N89°42'29"E	108.20	(L5)	N7°40'39"W	114.87
(L6)	S00°17'19"E	38.56	(L6)	N89°42'29"E	108.20
(L7)	N70°40'39"W	114.87	(L7)	S00°17'19"E	38.56
(L8)	N89°42'29"E	108.20	(L8)	N7°40'39"W	114.87
(L9)	S00°17'19"E	38.56	(L9)	N89°42'29"E	108.20
(L10)	N70°40'39"W	114.87	(L10)	S00°17'19"E	38.56
(L11)	N89°42'29"E	108.20	(L11)	N7°40'39"W	114.87
(L12)	S00°17'19"E	38.56	(L12)	N89°42'29"E	108.20
(L13)	N70°40'39"W	114.87	(L13)	S00°17'19"E	38.56
(L14)	N89°42'29"E	108.20	(L14)	N7°40'39"W	114.87
(L15)	S00°17'19"E	38.56	(L15)	N89°42'29"E	108.20
(L16)	N70°40'39"W	114.87	(L16)	S00°17'19"E	38.56
(L17)	N89°42'29"E	108.20	(L17)	N7°40'39"W	114.87
(L18)	S00°17'19"E	38.56	(L18)	N89°42'29"E	108.20
(L19)	N70°40'39"W	114.87	(L19)	S00°17'19"E	38.56
(L20)	N89°42'29"E	108.20	(L20)	N7°40'39"W	114.87

LINE	DIRECTION	LENGTH	ESSENTIAL LINE TABLE	ESSENTIAL LINE TABLE	ESSENTIAL LINE TABLE
(L21)	N70°40'39"W	114.87	(L21)	S00°17'19"E	38.56
(L22)	N89°42'29"E	108.20	(L22)	N7°40'39"W	114.87
(L23)	S00°17'19"E	38.56	(L23)	N89°42'29"E	108.20
(L24)	N70°40'39"W	114.87	(L24)	S00°17'19"E	38.56
(L25)	N89°42'29"E	108.20	(L25)	N7°40'39"W	114.87
(L26)	S00°17'19"E	38.56	(L26)	N89°42'29"E	108.20
(L27)	N70°40'39"W	114.87	(L27)	S00°17'19"E	38.56
(L28)	N89°42'29"E	108.20	(L28)	N7°40'39"W	114.87
(L29)	S00°17'19"E	38.56	(L29)	N89°42'29"E	108.20
(L30)	N70°40'39"W	114.87	(L30)	S00°17'19"E	38.56
(L31)	N89°42'29"E	108.20	(L31)	N7°40'39"W	114.87
(L32)	S00°17'19"E	38.56	(L32)	N89°42'29"E	108.20
(L33)	N70°40'39"W	114.87	(L33)	S00°17'19"E	38.56
(L34)	N89°42'29"E	108.20	(L34)	N7°40'39"W	114.87
(L35)	S00°17'19"E	38.56	(L35)	N89°42'29"E	108.20

SECTION LINE
N00°21'18"W 5288.42'

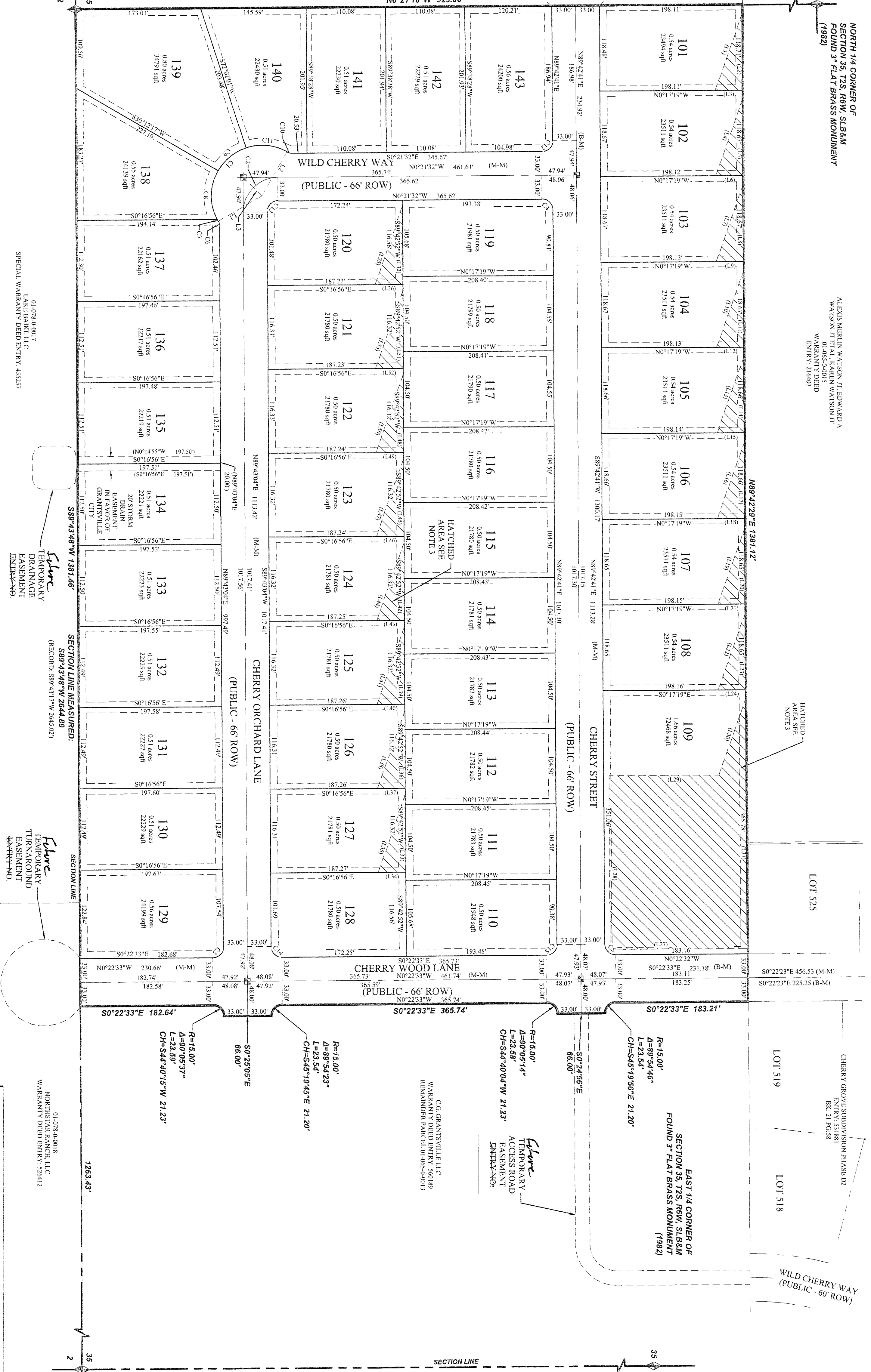
SECTION LINE
N0°21'18"W 923.06'

SECTION LINE
S00°22'33"E 182.64'

SECTION LINE
S00°22'33"E 365.74'

SECTION LINE
S00°22'33"E 182.64'

SECTION LINE
S00°22'33"E 365.74'



NOTES

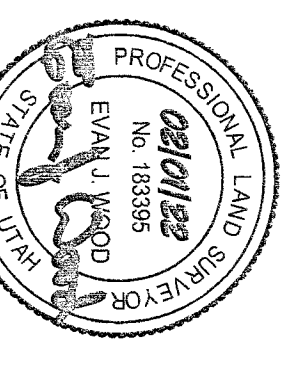
- REBAR REBAR & CAP (FOCUS ENJO) TO BE SET AT ALL LOT CORNERS, NAILS OR PEGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT CORNERS.
- MAX DRIVEWAY WIDTH 30' WIDE.
- LOT 101 - 109, AND 120-127 PROPERTY OWNERS AGREE TO MAINTAIN THE RETENTION AREAS AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE INTERVENEING AREAS, OR TO INTERFERE WITH THE INTERVENEING SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.

PREPARED BY

PREPARED FOR

FOCUS
ENGINEERING AND SURVEYING, LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 591-8891
CONTACT: SHAWN HOLSTE

OWNER/DEVELOPER
GTM BUILDERS
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 591-8891
CONTACT: SHAWN HOLSTE



SHEET 2 OF 2
DATE: 1/21/2022

CHERRY WOOD ESTATES SUBDIVISION PHASE I FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 35, T2S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

NO. 574884
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF **Shawn Holste**
DATE **1/15/2022** TIME **11:31 AM** BOOK **22** PAGE **29**
FEE \$ **194.00**
Rajisha Ulin Dabhy
TOOELE COUNTY RECORDER

BASIS OF BEARING MEASURED: S00°22'33"E 2644.32'
(RECORD: 2644.01')