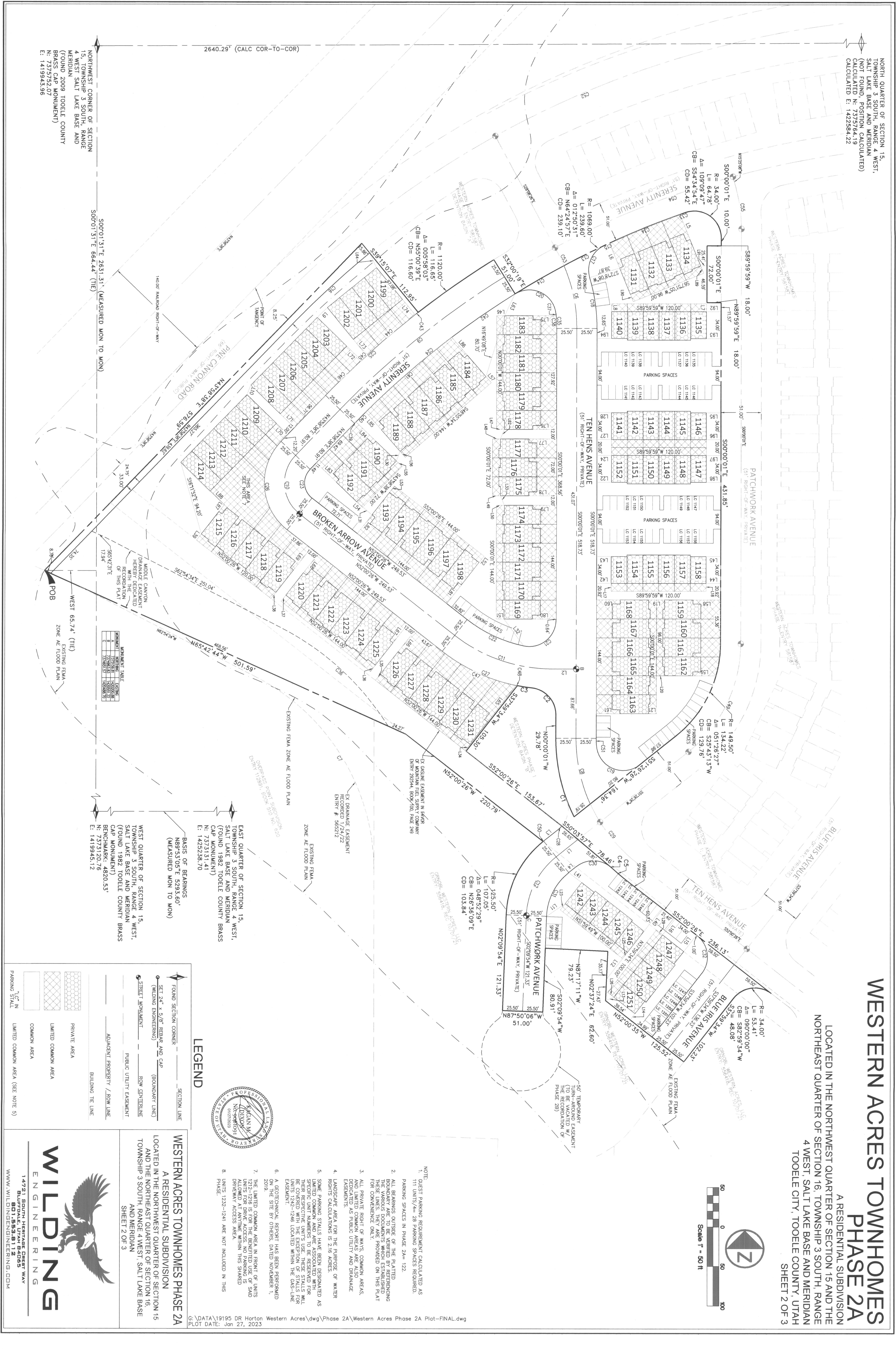
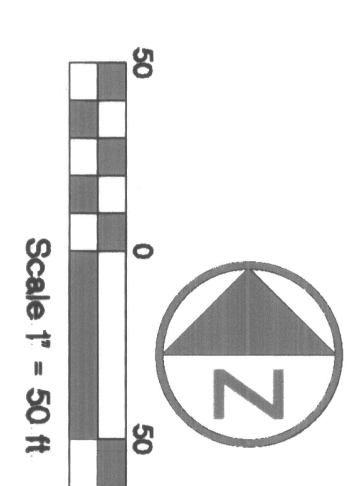


NORTH QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND, POSITION CALCULATED)
CALCULATED N: 7375764.19
CALCULATED E: 1422584.22

WESTERN ACRES TOWNHOMES PHASE 2A

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE
NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE
4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH
SHEET 2 OF 3



LEGEND

- FOUND SECTION CORNER
- SET 24" x 4.50" BEARS AND CAP (WELDING ENGINEERING)
- STREET MONUMENT
- ADJACENT PROPERTY / ROW LINE
- BUILDING THE LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- LIMITED COMMON AREA (SEE NOTE 5)
- SECTION LINE
- BOUNDARY LINE (WELDING ENGINEERING)
- ROW CENTERLINE
- PUBLIC UTILITY EASEMENT



- WESTERN ACRES TOWNHOMES PHASE 2A**
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15
AND THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN
SHEET 2 OF 3
1. GUEST PARKING REQUIREMENT CALCULATED AS 111 UNITS/4 = 28 PARKING SPACES REQUIRED.
 2. ALL BEARINGS OUTSIDE OF THE PLATTED BOUNDARY ARE TO BE VERIFIED BY THE SURVEYOR. THESE BEARINGS ARE TO BE PROVIDED ON THIS PLAT FOR COMMENCEMENT ONLY.
 3. ALL PRIVATE RIGHT OF WAYS, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO TO BE VERIFIED BY THE SURVEYOR AND DRAINAGE EASEMENTS.
 4. LANDSCAPE AREA FOR THE PURPOSE OF WATER RIGHTS CALCULATIONS IS 2.16 ACRES.
 5. SOME PARKING SPACES HAVE BEEN RESERVED AS LIMITED COMMON AND ARE ASSOCIATED WITH SPECIFIC UNIT NUMBERS TO BE RESERVED FOR THE USE OF THE UNIT OWNER. THESE SPACES WILL BE RESERVED FOR THE UNIT OWNER'S EXCLUSIVE USE AND ENJOYMENT.
 6. A GEOTECHNICAL REPORT HAS BEEN PERFORMED ON THE SITE BY OTHERS DATED NOVEMBER 1, 2019.
 7. THE LIMITED COMMON AREA IN FRONT OF UNITS 1212-1216 IS FOR THE BENEFITED USE OF SAID UNITS AND IS TO BE MAINTAINED AND REPAIRED AT ALL TIMES BY THE UNIT OWNER. THIS SHARED DRIVEWAY ACCESS AREA.
 8. UNITS 1232-1241 ARE NOT INCLUDED IN THIS PHASE.

G:\DATA\19195 DR Horton Western Acres.dwg\Phase 2A\Western Acres Phase 2A Plat-FINAL.dwg
PLOT DATE: Jan 27, 2023

NORTHWEST CORNER OF SECTION
15, TOWNSHIP 3 SOUTH, RANGE
4 WEST, SALT LAKE BASE AND
MERIDIAN, 1009 TOOELE COUNTY
BROWN CAP MONUMENT
N: 7375752.07
E: 1413943.96

S00°01'31"E 2631.31' (MEASURED MON TO MON)
S00°01'31"E 664.44' (TIE)

2640.29' (CALC COR-TO-COR)

WEST 65.74' (TIE)
EXISTING FEMA
ZONE AE FLOOD PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/20/22
2	REVISED	12/01/22
3	REVISED	12/01/22
4	REVISED	12/01/22
5	REVISED	12/01/22

WEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 1982 TOOELE COUNTY BRASS
CAP MONUMENT)
BENCHMARK: 4820.53'
N: 7373120.76
E: 1419945.12

EAST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 1982 TOOELE COUNTY BRASS
CAP MONUMENT)
BENCHMARK: 4820.53'
N: 7373120.76
E: 1425238.70

POINT OF BEGINNING
N89°53'09"E 5293.60'
(MEASURED MON TO MON)



14721 SOUTH HERITAGE CREST WAY
SALT LAKE CITY, UT 84112
WWW.WILDINGENGINEERING.COM

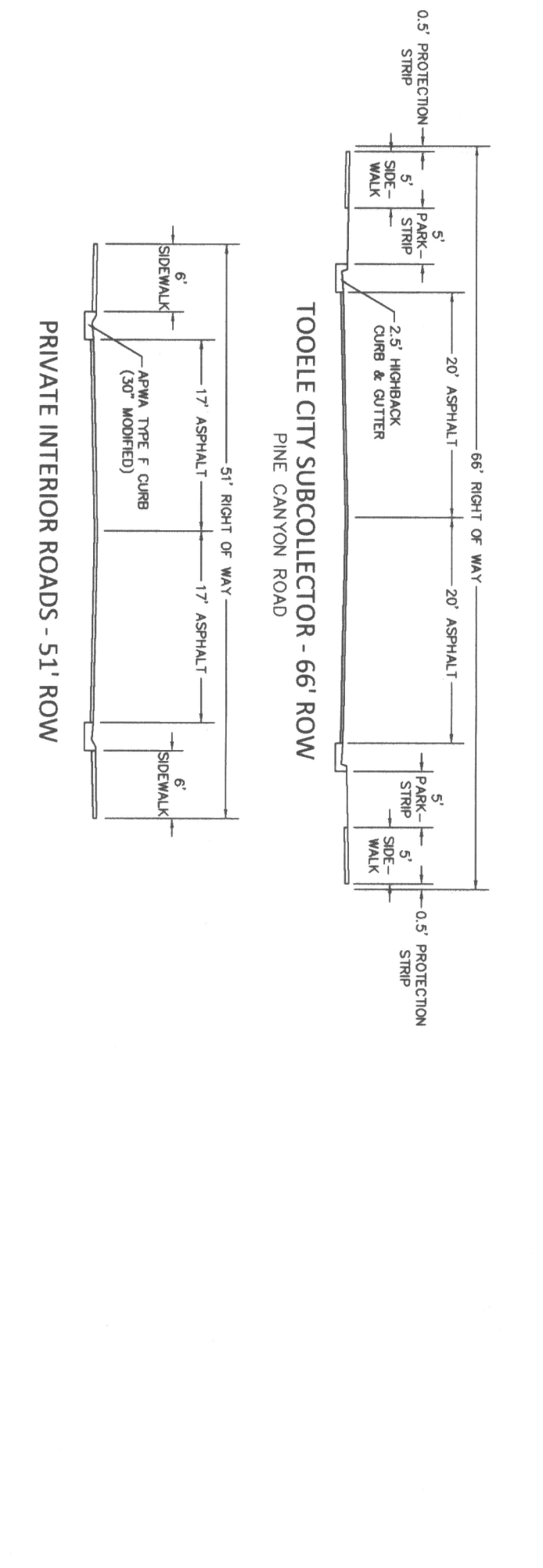
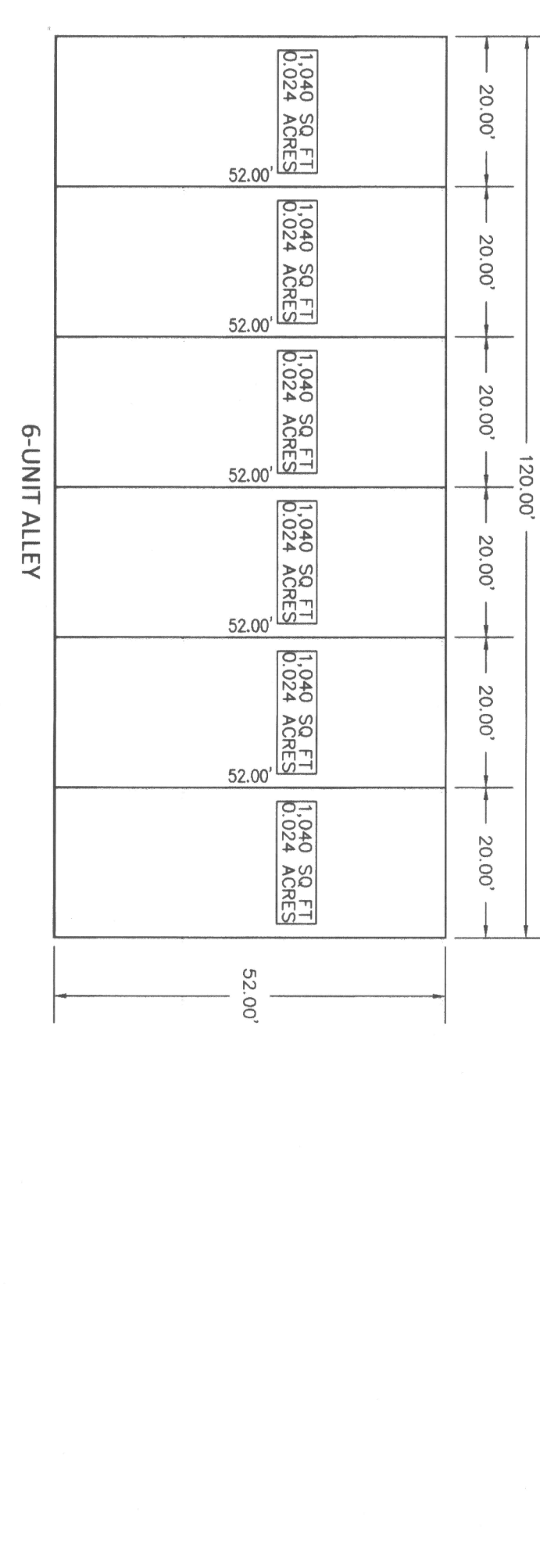
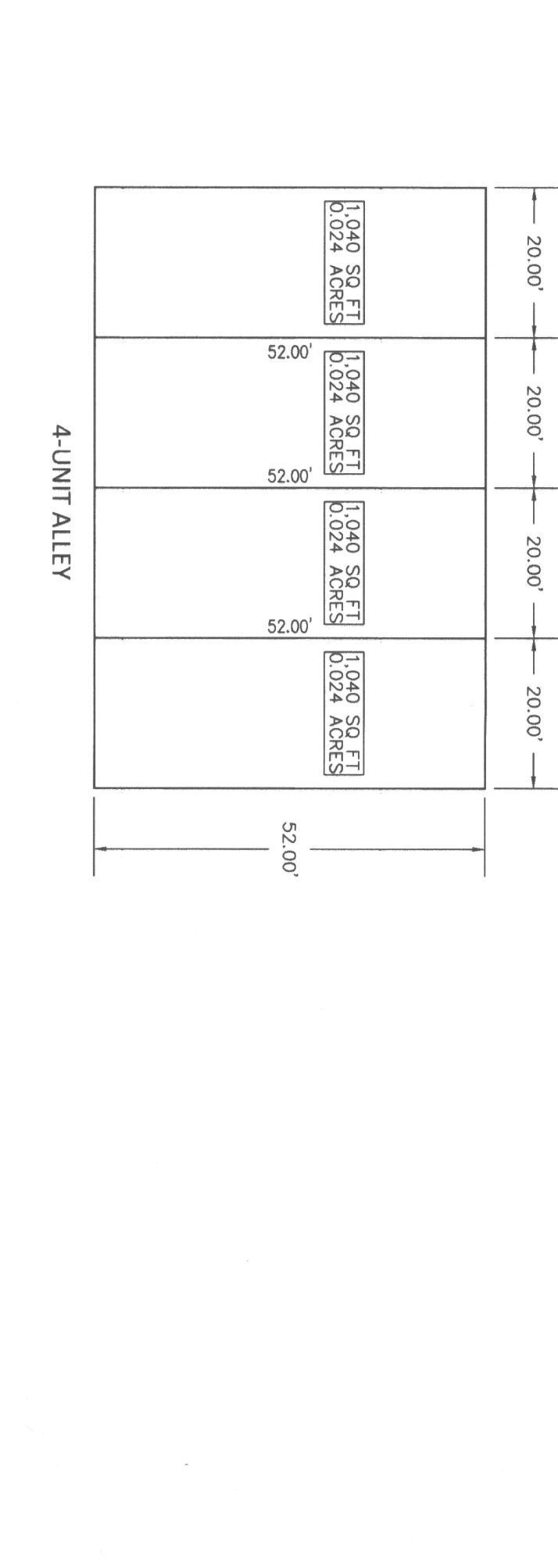
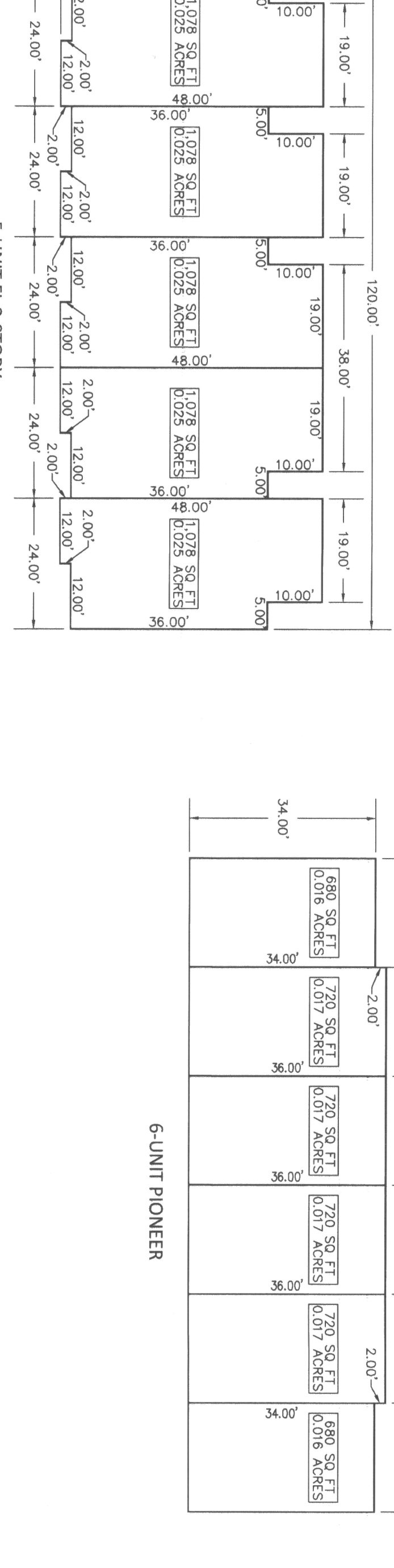
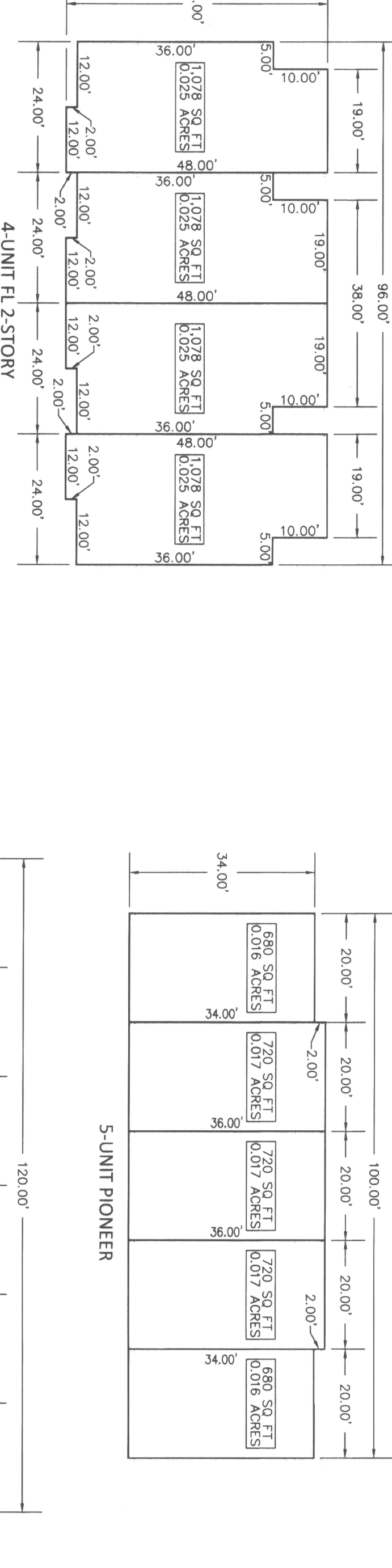
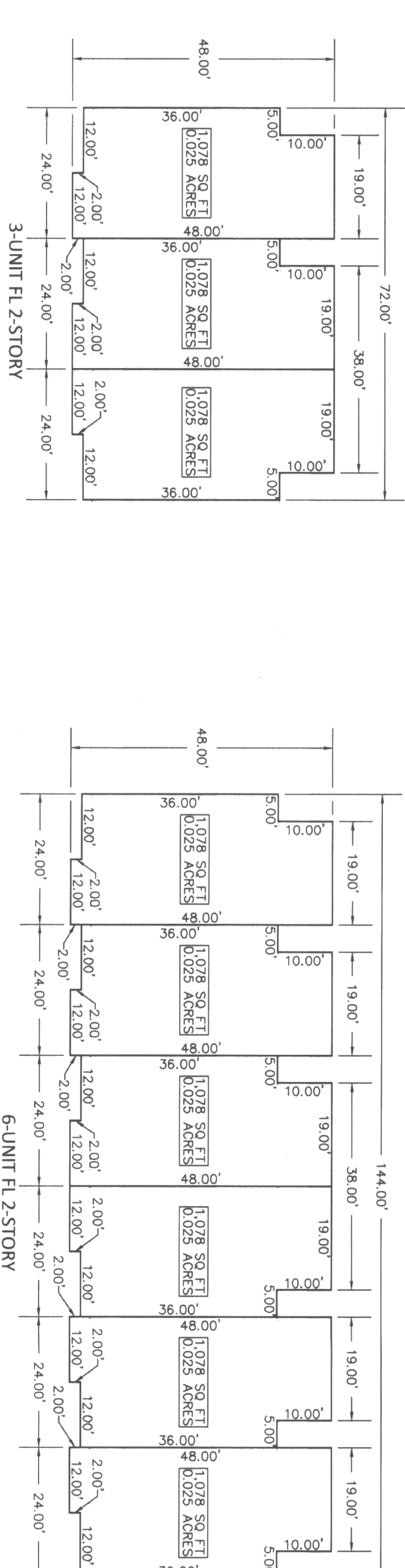
WESTERN ACRES TOWNHOMES PHASE 2A

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE CITY, TOOELE COUNTY, UTAH
SHEET 3 OF 3

UNITS	BUILDING TYPE
1131-1134	4-UNIT FL 2-STORY
1135-1140	6-UNIT PIONEER
1141-1146	6-UNIT PIONEER
1147-1152	6-UNIT PIONEER
1153-1158	6-UNIT PIONEER
1159-1162	4-UNIT FL 2-STORY
1163-1168	6-UNIT FL 2-STORY
1169-1174	6-UNIT FL 2-STORY
1175-1177	3-UNIT FL 2-STORY
1178-1183	6-UNIT FL 2-STORY
1184-1189	3-UNIT FL 2-STORY
1190-1192	3-UNIT FL 2-STORY
1193-1198	6-UNIT FL 2-STORY
1199-1202	4-UNIT ALLEY
1203-1208	6-UNIT ALLEY
1209-1214	6-UNIT ALLEY
1215-1219	5-UNIT FL 2-STORY
1220-1229	6-UNIT FL 2-STORY
1226-1231	6-UNIT FL 2-STORY
1242-1248	5-UNIT PIONEER
1247-1251	5-UNIT PIONEER

Line #	Length	Direction	Line #	Length	Direction
L1	35.14	S37°28'28"W	L51	10.00	N89°59'59"E
L2	30.58	S89°59'59"W	L52	10.00	S37°59'34"W
L3	23.39	N51°28'28"E	L53	10.00	N37°59'34"E
L4	12.61	N51°28'28"E	L54	10.00	N46°01'22"W
L5	34.15	S27°08'59"E	L55	10.00	S46°01'22"E
L6	34.15	N22°08'55"W	L56	10.00	N41°04'26"W
L7	10.00	N00°00'01"W	L57	10.00	S41°04'26"E
L8	10.00	S00°00'01"E	L58	35.00	N89°59'59"E
L9	17.85	S49°48'26"W	L59	29.37	S89°59'59"W
L10	13.00	S21°39'48"W	L60	30.00	N89°59'59"E
L11	28.54	S55°44'42"W	L61	30.00	S89°59'59"W
L12	42.86	S37°59'34"W	L62	13.00	S22°37'09"W
L13	11.42	S66°53'50"W	L63	30.67	S25°27'06"W
L14	10.00	S37°59'25"W	L64	20.43	N25°04'59"W
L15	26.24	N37°59'34"E	L65	58.55	N37°59'34"E
L16	26.24	N37°59'34"E	L66	35.00	S37°59'34"W
L17	10.00	N00°00'01"W	L67	30.00	S37°59'34"W
L18	10.00	S00°00'01"E	L68	30.00	N37°59'34"E
L19	20.00	S89°59'59"W	L69	35.00	S37°59'34"W
L20	18.00	S89°59'59"W	L70	20.00	S45°43'02"E
L21	10.00	N89°59'59"E	L71	24.94	N45°43'02"W
L22	18.50	S89°59'59"W	L72	26.09	S45°43'02"E
L23	10.00	N38°00'11"E	L73	26.61	N39°15'07"W
L24	18.50	S89°59'59"W	L74	25.18	S39°15'07"E
L25	10.00	S37°59'34"W	L75	29.26	N89°59'59"E
L26	10.00	N52°01'03"W	L76	30.00	S89°59'59"W
L27	18.50	S89°59'59"W	L77	35.00	N89°59'59"E
L28	18.50	S89°59'59"W	L78	35.00	S89°59'59"W
L29	10.00	S52°00'44"E	L79	30.00	S89°59'59"W
L30	13.00	S21°19'37"W	L80	30.00	N89°59'59"E
L31	25.29	S48°53'56"E	L81	30.00	S37°59'34"W
L32	42.14	S46°23'48"E	L82	30.00	N37°59'34"W
L33	13.00	S22°37'12"E	L83	35.00	S46°01'22"E
L34	10.00	S37°59'34"W	L84	35.00	N46°01'22"W
L35	10.00	N37°59'34"E	L85	30.05	S41°04'26"E
L36	10.00	S37°59'34"W	L86	30.05	N41°04'26"W
L37	10.00	N37°59'34"E	L87	10.70	N37°59'34"E
L38	10.00	S37°59'34"W	L88	24.86	N45°43'02"W
L39	10.00	N37°59'34"E	L89	10.00	S22°08'55"E
L40	37.00	N37°59'34"E	L90	10.00	N22°08'55"W
L41	20.76	S52°41'28"E	L91	7.96	N89°59'59"E
L42	18.50	S89°59'59"W	L92	18.50	N89°59'59"E
L43	18.50	S89°59'59"W	L93	18.50	N89°59'59"E
L44	18.50	N89°59'59"E	L94	18.50	S89°59'59"W
L45	18.50	N89°59'59"E	L95	18.50	N89°59'59"E
L46	10.00	N89°59'59"E	L96	18.50	N89°59'59"E
L47	10.00	S89°59'59"W	L97	18.50	N89°59'59"E
L48	10.00	S89°59'59"W	L98	18.50	N89°59'59"E
L49	10.00	N89°59'59"E	L99	10.00	S89°59'59"W
L50	10.00	S89°59'59"W			



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	103.11'	225.50'	26°11'53"	N13°05'57"W	102.21'
C2	49.61'	34.00'	83°36'09"	N41°48'05"W	45.33'
C3	18.88'	225.50'	4°45'00"	N81°13'59"W	18.89'
C4	4.00'	34.00'	6°44'25"	S50°03'57"E	4.00'
C5	20.91'	225.50'	51°8'42"	S48°21'05"E	20.90'
C6	81.86'	200.00'	23°27'03"	S11°43'32"E	81.29'
C7	301.95'	275.00'	62°54'39"	S31°27'14"E	287.01'
C8	88.84'	200.00'	24°35'30"	S121°7'46"E	85.18'
C9	287.77'	1094.50'	14°01'03"	S50°59'10"W	287.10'
C10	83.76'	50.00'	95°59'04"	S04°00'54"E	74.31'
C11	132.62'	200.00'	37°59'35"	S71°00'13"E	130.20'
C12	86.00'	100.00'	49°16'32"	S26°48'10"W	83.38'
C13	56.76'	1089.00'	3°02'32"	S63°20'41"W	56.75'
C14	71.44'	1089.00'	3°49'44"	S59°54'53"W	71.42'
C15	1069.00'	1069.00'	0°24'43"	S85°04'18"W	132.34'
C16	1167.00'	1167.00'	6°30'03"	S47°13'40"W	142.34'
C17	48.36'	34.00'	81°29'51"	S24°07'02"W	44.39'
C18	66.46'	225.50'	16°37'53"	N08°18'57"W	65.23'
C19	66.77'	34.00'	125°50'39"	S65°38'15"E	60.55'
C20	66.77'	34.00'	115°53'48"	N64°03'25"W	57.83'
C21	60.45'	34.00'	101°52'36"	N50°56'17"E	52.80'
C22	75.54'	174.50'	26°08'59"	S65°03'56"E	78.85'
C23	41.04'	24.50'	95°59'04"	S04°00'54"E	36.41'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C24	261.53'	1069.00'	14°01'03"	S50°59'10"W	260.88'
C25	157.36'	1120.00'	8°02'59"	S48°00'08"W	157.23'
C26	128.48'	75.50'	95°59'04"	S04°00'54"E	112.20'
C27	124.35'	225.50'	31°35'43"	S67°48'18"E	122.78'
C28	6.47'	34.00'	105°42'25"	N45°59'13"E	6.46'
C29	95.70'	200.00'	27°24'55"	S38°17'59"E	94.79'
C30	44.88'	34.00'	75°07'28"	S89°00'08"W	41.45'
C31	64.07'	74.50'	49°16'32"	S26°48'10"W	62.12'
C32	53.41'	34.00'	90°00'00"	N03°00'28"W	48.08'
C33	7.69'	1069.00'	0°24'43"	S70°37'51"W	7.69'
C34	96.03'	1069.00'	5°08'50"	N87°51'05"E	96.00'
C35	18.60'	174.50'	6°06'30"	N03°00'16"W	18.59'
C36	186.38'	346.00'	30°57'11"	S47°25'58"E	184.12'
C37	2.50'	174.50'	0°48'10"	N05°41'56"W	2.50'
C38	16.11'	174.50'	51°7'20"	S02°38'41"E	16.10'
C39	2.58'	1069.00'	0°08'17"	S44°02'47"W	2.58'
C40	17.70'	1069.00'	0°56'55"	S44°35'23"W	17.70'
C41	144.11'	1069.00'	7°43'28"	S48°55'34"W	144.00'
C42	97.14'	1069.00'	51°24'24"	S55°23'29"W	97.11'
C43	5.00'	1120.00'	0°15'21"	S51°53'57"W	5.00'
C44	80.03'	1120.00'	4°05'39"	S49°43'27"W	80.01'
C45	8.01'	1120.00'	0°27'39"	S47°28'48"W	8.01'
C46	63.32'	1120.00'	31°4'21"	S45°35'49"W	63.31'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C47	103.98'	225.50'	26°55'08"	S65°13'00"E	103.06'
C48	1.68'	225.50'	0°25'35"	S78°39'22"E	1.68'
C49	157.12'	175.00'	51°26'27"	N25°43'13"E	151.88'
C50	0.88'	125.50'	0°24'02"	S81°14'25"W	0.88'
C51	8.27'	174.50'	2°42'53"	S02°12'28"E	8.27'
C52	968.39'	1200.00'	45°45'36"	S66°51'26"W	933.12'
C53	16.37'	200.00'	4°41'23"	S25°47'45"E	16.37'
C54	471.08'	1094.50'	24°59'38"	S70°19'30"W	467.46'
C55	53.82'	200.00'	15°25'08"	N07°42'34"W	53.66'



WESTERN ACRES TOWNHOMES PHASE 2A
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15
AND THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN
SHEET 3 OF 3

WILDLING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
SALT LAKE CITY, UT 84119
801.555.8112
WWW.WILDINGENGINEERING.COM

Scale 1" = 20 ft

DATA: 19195 DR Horton Western Acres\dwg\Phase 2A\Western Acres Phase 2A Plat-FINAL.dwg
PLOT DATE: Jun 27, 2023