

I, Douglas J Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners' have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurement and have subdivided said tract of land into lots, parcels, private streets and public streets, together with easements, hereafter to be known as PAR 4 ESTATES PUD, PHASE 2, and that the same has been correctly surveyed and monumented 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 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel is also located in Tooele City, Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 102, and an existing fence line, of the Tooele City Vine Street Minor Subdivision, recorded as Entry #42075 on March 15, 2013 at the Tooele County Recorder's Office, said point being North 0°13' West 313.00 feet from the brass Tooele City Surveyor's monument dated 1982 representing the Quarter Corner between Sections 27 and 28, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running

thence South 77°22'24" East 100.00 feet along the westerly boundary of said Lot 102 of 'Tooele City Vine Street Minor Subdivision', this call and following 3 calls;

thence South 22°24' West 727.67 feet;

thence North 36°19'29" East 119.84 feet with a central angle of 202°46'32";

thence North 36°59'12" East 07.41 feet;

thence Southwesterly 227.77 feet along the arc of a 375.00-foot radius non-tangent curve to the right (center bears North 43°25'14" West and the long

chord bears South 63°58'47" West 224.28 feet with a central angle of 43°48'01"), to a point located on the north line of Vine Street and along said line the following two calls;

thence South 22°24' West 727.67 feet;

thence North 08°04'48" West 197.02 feet to an existing fence line;

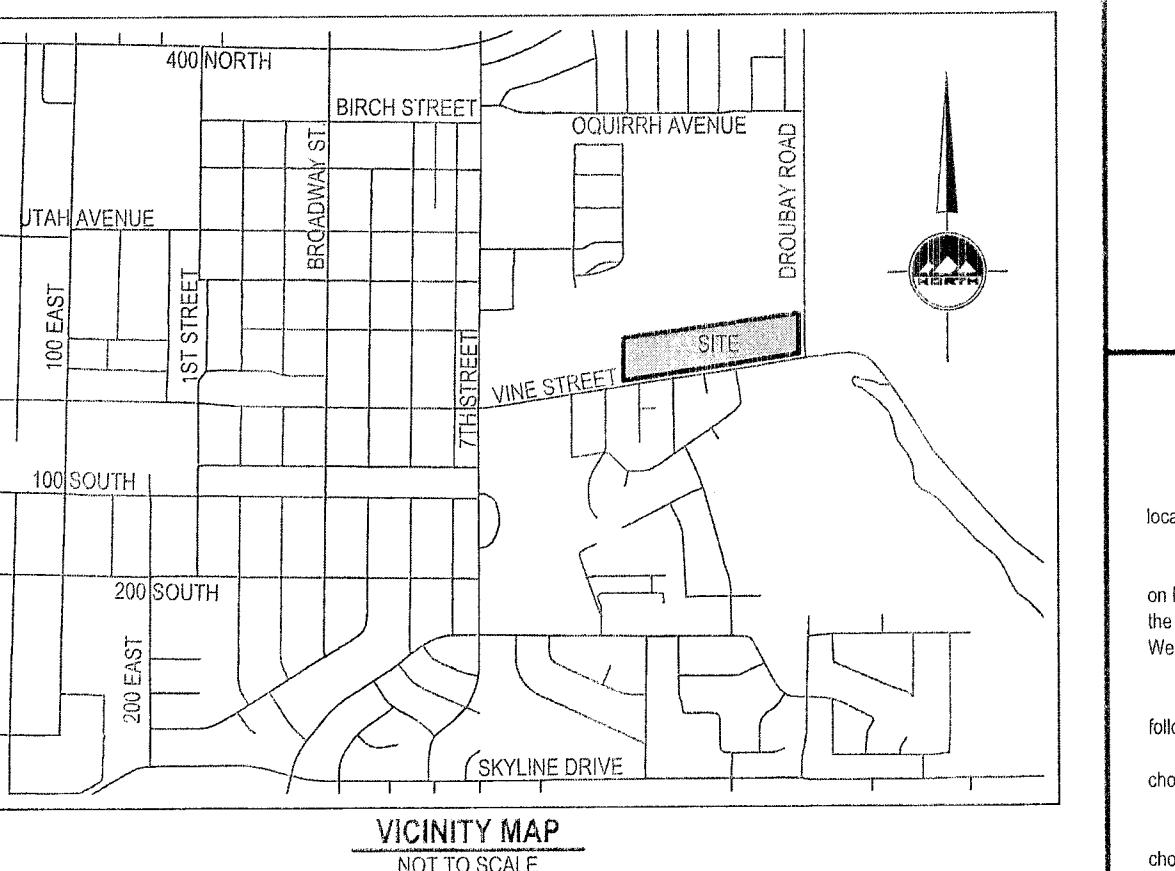
thence North 08°04'48" West 197.02 feet along said fence line to the southwest corner of Parcel A of the Tooele City Vine Street Minor Subdivision recorded as Entry #42075 at the Tooele County Recorder's Office;

thence North 51°52'28" West 43.25 feet along said fence and said southerly line to the easterly line of said Parcel A and an existing fence corner;

thence North 51°52'28" West 43.25 feet along said fence and said easterly line to an existing fence corner and the southerly line of Tooele City property recorded as Entry #95151 at the Tooele County Recorder's Office;

thence North 08°27'36" East 741.54 feet along said southerly line and said fence line: to the point of beginning.

Contains 427,626 square feet or 9.82 acres, 24 lots and 5 parcels.

VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	270.00'	19.25'	4°05'03"	N79°52'41"E	19.24'
C2	270.00'	44.58'	9°27'34"	N73°06'22"E	44.53'
C3	270.00'	9.13'	1°56'12"	N67°24'39"E	9.13'
C4 (TOTAL)	270.00'	72.95'	15°28'49"	N74°10'47"E	72.73'
C5	330.00'	36.02'	6°15'12"	N69°33'59"E	36.00'
C6	330.00'	53.14'	9°13'37"	N77°18'23"E	53.09'
C7 (TOTAL)	330.00'	89.16'	15°28'49"	S74°10'47"W	88.89'
C8	29.50'	36.43'	70°45'19"	N46°32'33"E	34.16'
C9	60.00'	19.99'	19°05'22"	S20°42'35"W	19.90'
C10 (TOTAL)	60.00'	232.34'	221°51'54"	N57°54'09"W	112.08'
C11	60.00'	30.25'	28°53'24"	S67°28'30"W	29.93'
C12	29.50'	46.34'	90°00'00"	S36°59'12"W	41.72'
C13	29.50'	49.59'	96°18'27"	S56°14'02"E	43.95'
C14	375.00'	190.02'	28°01'58"	N61°05'45"E	187.99'
C15	29.50'	46.06'	89°27'36"	N38°39'00"E	41.52'
C16	29.50'	46.34'	90°00'00"	N53°04'48"W	41.72'
C17	270.00'	36.42'	7°43'46"	S78°03'19"W	36.40'
C18	270.00'	36.52'	7°45'03"	S70°18'54"W	36.50'
C19	270.00'	36.52'	7°45'03"	S70°18'54"W	36.50'
C20 (TOTAL)	270.00'	72.95'	15°28'49"	S74°10'47"W	72.73'
C21	330.00'	10.08'	1°44'58"	S67°18'52"W	10.08'
C22	330.00'	46.20'	8°01'17"	S72°11'59"W	46.16'
C23	330.00'	32.08'	5°42'34"	S79°03'55"W	32.87'
C24 (TOTAL)	330.00'	89.16'	15°28'49"	N74°10'47"E	88.89'

CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	300.00'	81.05'	15°28'49"	N74°10'47"E	80.81'
CL2	300.00'	81.05'	15°28'49"	S74°10'47"W	80.81'

PL CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	60.00'	212.35'	202°46'32"	S48°21'28"E	117.64'
PC2	375.00'	227.77'	34°48'04"	N63°58'47"E	224.28'

LINE TABLE

LINE	BEARING	LENGTH
L1 (MON TO MON)	N71°45'00"E	169.91'
L2 (MON TO MON)	N66°26'23"E	81.55'
L3	S8°04'48"E	19.06'
L4	ND°01'25"W	102.12'
L5	S80°58'35"W	10.00'
L6	S8°01'25"E	102.13'
L7	S8°04'48"E	16.64'

OWNER'S DEDICATION AND CONSENT TO RECORD

Known 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, parcels, private streets and public streets together with easements as set forth hereinafter to be known as:

PAR 4 ESTATES PLANNED UNIT
DEVELOPMENT PHASE 2

The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land as herein described as public streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Tooele City and to any and all public utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the private streets and public utility lines and facilities. The undersigned owner(s) also hereby conveys any other easements as shown herein to the parties indicated and for the purpose shown herein.

In witness whereof I/we have hereunto set my/his hand the 28th day of September, A.D. 2023.

Tyler Miles
By: Vine Street Townhomes, LLC
Tyler Miles, Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of TOOELE J.S.

On the 28th day of September, A.D. 2023, personally appeared before me, the undersigned Notary Public, and for said County of Tooele, who after being duly sworn, acknowledged to me that he/she is the Manager of Vine Street Townhomes, LLC, 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 foregoing.

MY COMMISSION EXPIRES: 08-14-2024
Bethany C. Davis
NOTARY PUBLIC
RESIDING IN TOOELE COUNTY.

FINAL PLAT
PAR 4 ESTATES PLANNED UNIT DEVELOPMENT
PHASE 2

(VACATING AND AMENDING A PORTION OF LOT 101 OF
TOOELE CITY VINE STREET MINOR SUBDIVISION)
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE
AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE
169 North Main Street Unit 1
Phone: 801.255.0524
LAYTON
100 N 100 E
Phone: 801.541.1100
CECILIA CITY
Phone: 435.843.3590
Fax: 435.843.1010
RIDGEFIELD
Phone: 435.843.7353
Fax: 435.843.7353
PROJECT NUMBER: T1965B
MANAGER: D. KINSMAN
DRAWN BY: C. CHILD
CHECKED BY: D. KINSMAN
DATE: 2022-08-10

RECORDED # 595664
STATE OF UTAH, COUNTY OF TOOELE, RECORDED 11/02/2023
RECORDED BY: Vine Street Townhomes, LLC
DATE: 11/02/2023 TIME: 10:49 am
FEE: 174.00
RECORDED BY: Ruthica Ulin
TOOELE COUNTY RECORDER
FEES
10:49 am
Ruthica Ulin
TOOELE COUNTY RECORDER



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ROCKY MOUNTAIN POWER COMPANY		DOMINION ENERGY	
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOES NOT REQUIRE OTHER EASEMENTS ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.		DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.	
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FINAL PLAT
PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 2

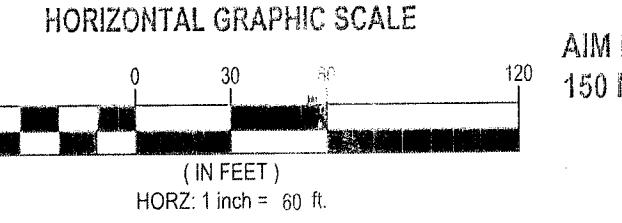
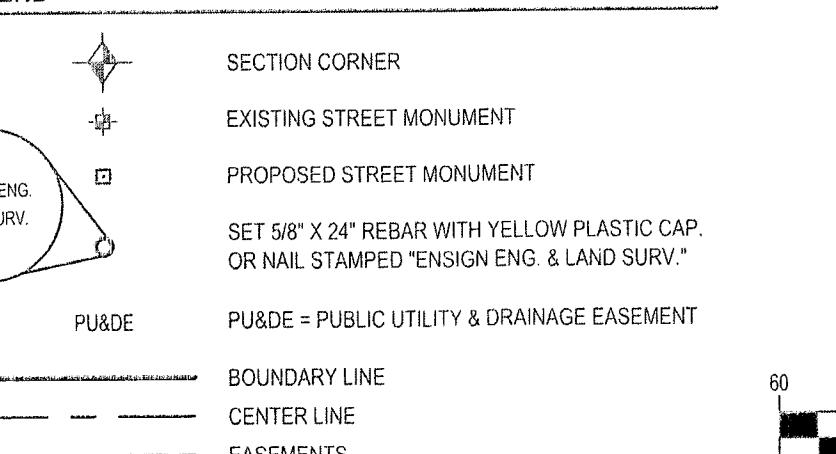
(VACATING AND AMENDING A PORTION OF LOT 101 OF TOOELE CITY VINE STREET MINOR SUBDIVISION)
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND
MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH



NOTE:

1. PARCEL C, D, E, F AND G TO BE OPEN SPACE AND TO BE OWNED AND MAINTAINED BY AIM DEVELOPMENT COMPANY, LLC.
2. FENCING, OTHER THAN WHAT MAY BE REQUIRED FOR REAR PATIO SCREENING, SHALL NOT BE PLACED ON INDIVIDUAL LOTS.
3. OFF-SET PINS TO BE SET IN TOP BACK OF CURB AND 8" X 24" REBAR WITH YELLOW PLASTIC CAP TO BE SET AT ALL OTHER LOT, PARCEL AND BOUNDARY CORNERS.

LEGEND



DEVELOPER
AIM DEVELOPMENT COMPANY
150 NORTH MAIN STREET #205
HEBER, UT 84049
TYLER MILES
801-398-8845

FINAL PLAT
PAR 4 ESTATES PLANNED UNIT DEVELOPMENT
PHASE 2

(VACATING AND AMENDING A PORTION OF LOT 101 OF TOOELE CITY VINE STREET MINOR
SUBDIVISION) LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE 180 North Main Street Unit #205 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108 www.ensigneng.com	SALT LAKE CITY 100 Main Street Unit #999 Salt Lake City, Utah 84010 CEDAR CITY 135 W 2900 N Richfield 135 W 2900 N
PROJECT NUMBER: T1965B MANAGER: D. KINSMAN DRAWN BY: C. CHILD CHECKED BY: D. KINSMAN DATE: 2022-08-10	SHEET 2 OF 2 PROJECT NUMBER: T1965B MANAGER: D. KINSMAN DRAWN BY: C. CHILD CHECKED BY: D. KINSMAN DATE: 2022-08-10