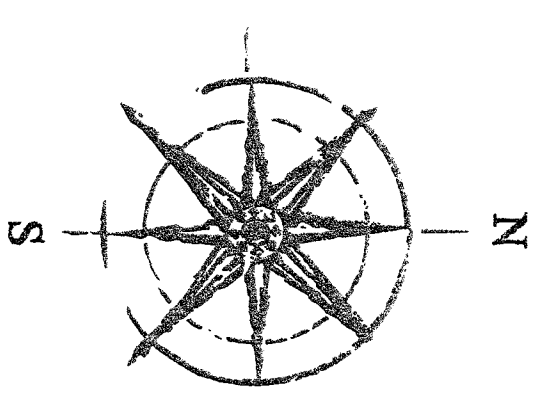


CHERRY WOOD ESTATES SUBDIVISION

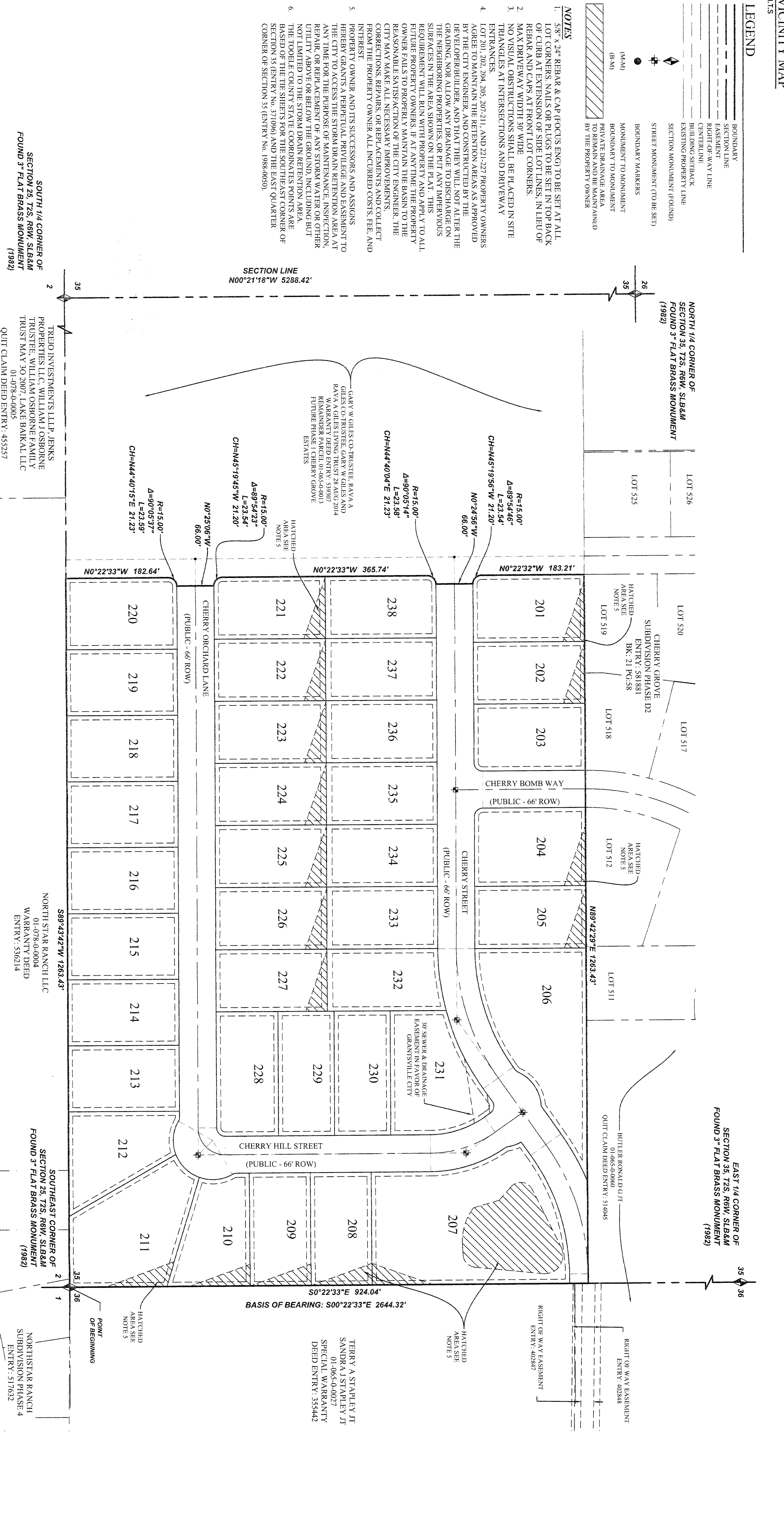
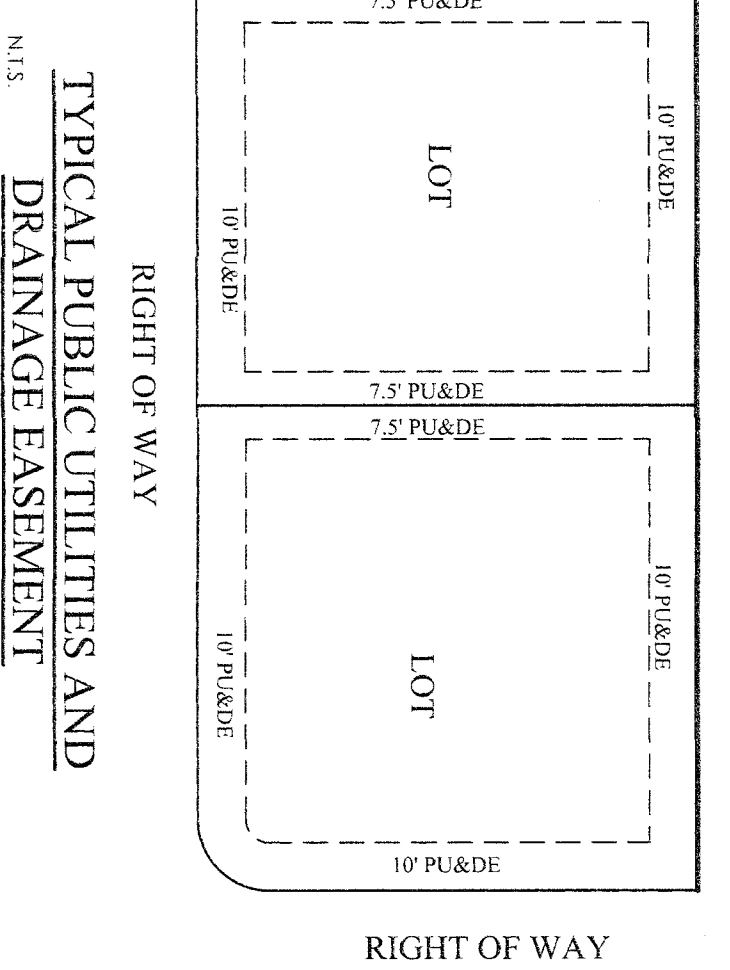
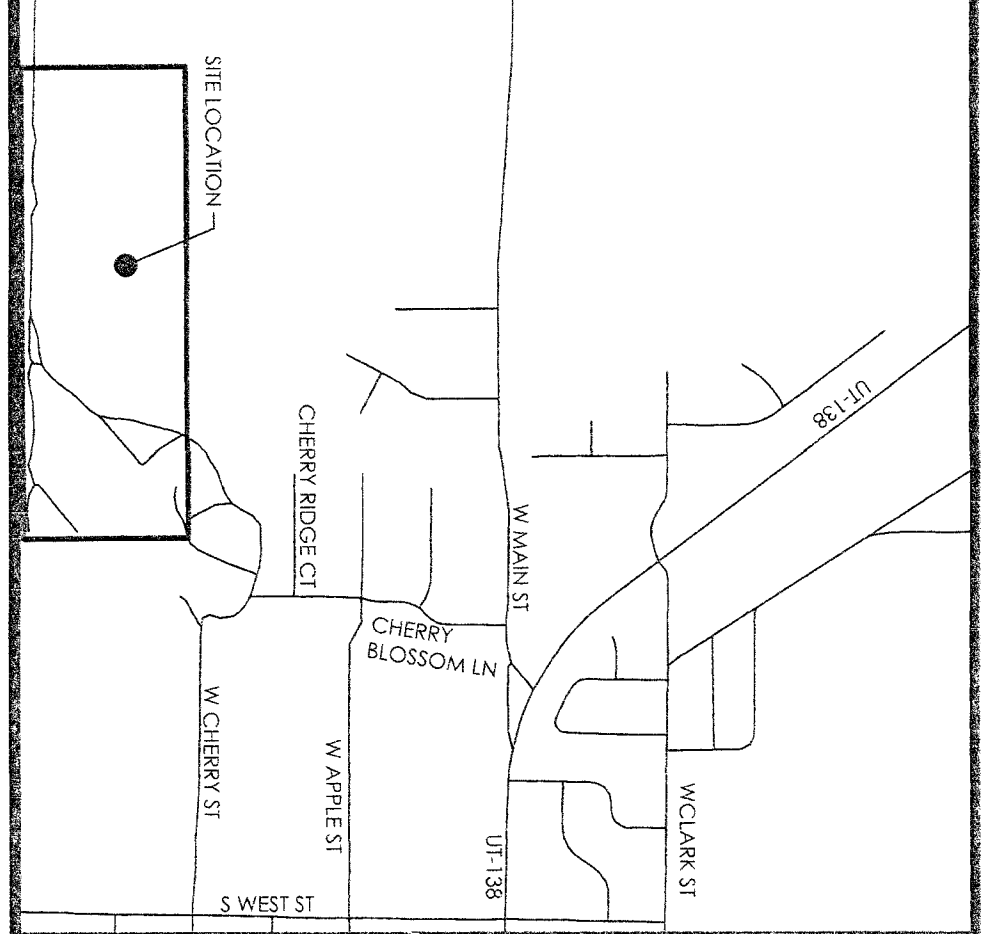
PHASE 2

FINAL PLAT

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



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



OWNER/DEVELOPER GTM BUILDERS 1676 PROGRESS WAY TOOELE, UTAH 84074 (801) 561-5939 CONTACT: SHAWN HOLSTE	GRANTSVILLE CITY PUBLIC WORKS	GRANTSVILLE CITY DEPARTMENT	GRANTSVILLE CITY PLANNING COMMISSION	TOOELE COUNTY SURVEYOR	GRANTSVILLE CITY ENGINEER OR DESIGNEE	TOOELE COUNTY RECORDER
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PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 561-5939
CONTACT: SHAWN HOLSTE

APPROVED THIS 27 DAY OF April, A.D. 20...
BY THE DIRECTOR OF PUBLIC WORKS FOR
GRANTSVILLE CITY
Shawn Holste
DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS 28 DAY OF March, A.D. 2023
BY THE GRANTSVILLE CITY DEPARTMENT
Shawn Holste
DIRECTOR, GRANTSVILLE CITY DEPARTMENT

APPROVED THIS 4 DAY OF May, A.D. 2023 BY
THE GRANTSVILLE CITY PLANNING COMMISSION.
Shawn Holste
CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS 12th DAY OF April, A.D. 2023
BY THE TOOELE COUNTY SURVEYOR
Shawn Holste
TOOELE COUNTY SURVEYOR

APPROVED THIS 25 DAY OF April, A.D. 2023
PER STATE STATUTE 17-21-17, A SURVEY THAT INCLUDES
THE LANS SHOWN HEREON HAS BEEN COMPLETED AND
FILED IN THE OFFICE OF THE TOOELE COUNTY
SURVEYOR AND ASSIGNED FILE NO. 2022-0022

SURVEYOR'S CERTIFICATE
I, Shawn Holste, do hereby certify that I am a Professional Engineer and Land Surveyor, License No. 12554439 in accordance with the Utah 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 17-21-17, have verified all measurements and have subdivided said tract of land into lots and streets, together with easements, and the same lots, or will be correctly surveyed, and monumented on the ground as shown on this plat, and that this Plat is true and correct.

Shawn Holste
Professional Land Surveyor
Certificate No. 12554439

DATE: 04/01/23

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 Parcel No. 01-4065-04-0013 as all of an entire parcel described by that certain Special Warranty Deed recorded September 4, 2014 as Entry No. 402848 in the Office of the Tooele County Recorder, identified by Parcel No. 01-4065-04-0021, more particularly described as follows: Beginning at the Southeast Corner of Section 35, T2S, R6W, S18&M, running thence along the Section line S89°43'42\"/>

OWNERS 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 AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREINAFTER TO BE KNOWN AS
CHERRY WOOD ESTATES SUBDIVISION
PHASE 2
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, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE
HAND THIS 3 DAY OF December, A.D. 2022 at Salt Lake City, Utah

Shawn Holste
Shawn Holste, Manager
CGG GRANTSVILLE LLC
SHAWN HOLSTE, MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Utah
ON THE 3 DAY OF April, A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, Shawn Holste, who AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OWNER OF THE HEREIN DESCRIBED PROPERTY, AND THAT HE/SHE HAS VOLUNTARILY AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12/1/2024
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH RESIDING IN TOOELE COUNTY
PRINTED FULL NAME OF NOTARY: Shawn Holste

MY COMMISSION NO. 1282282

CHERRY WOOD ESTATES SUBDIVISION
PHASE 2
FINAL PLAT
LOCATED IN THE SE 1/4 OF SECTION 35, T2S, R6W,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

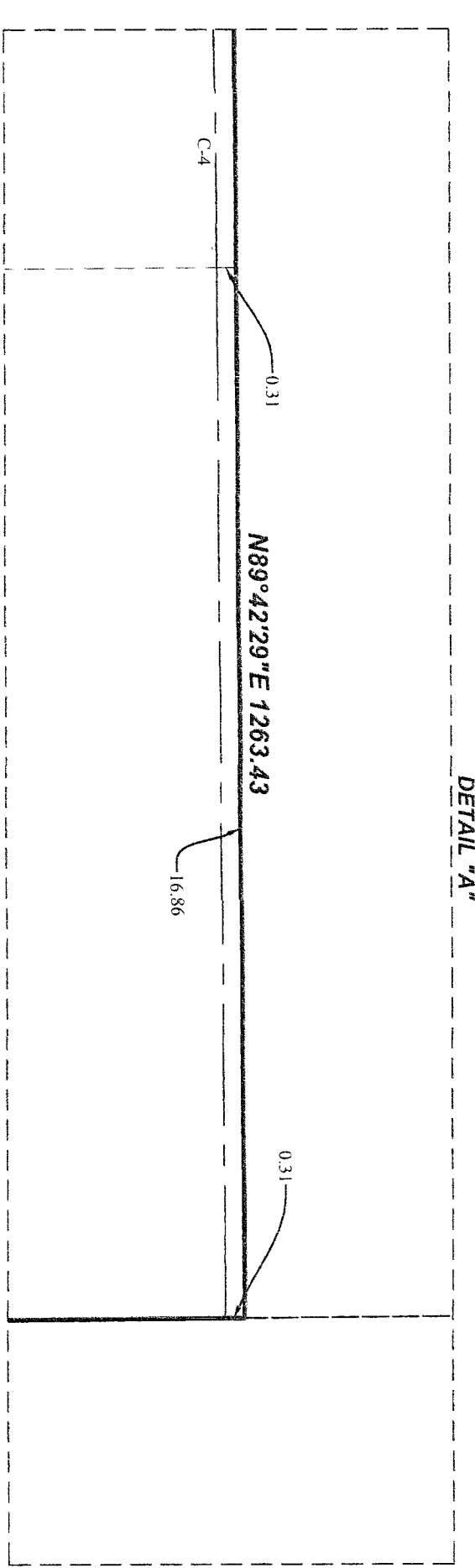
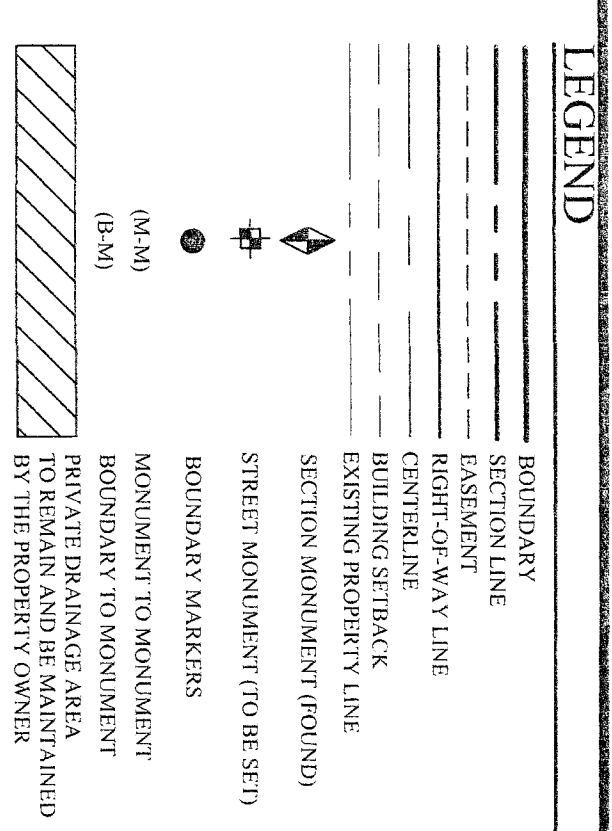
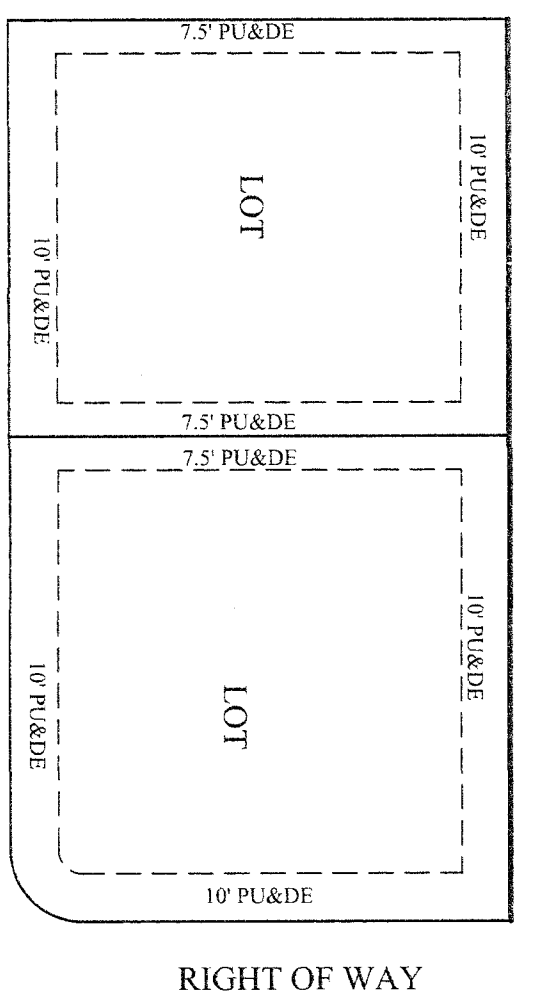
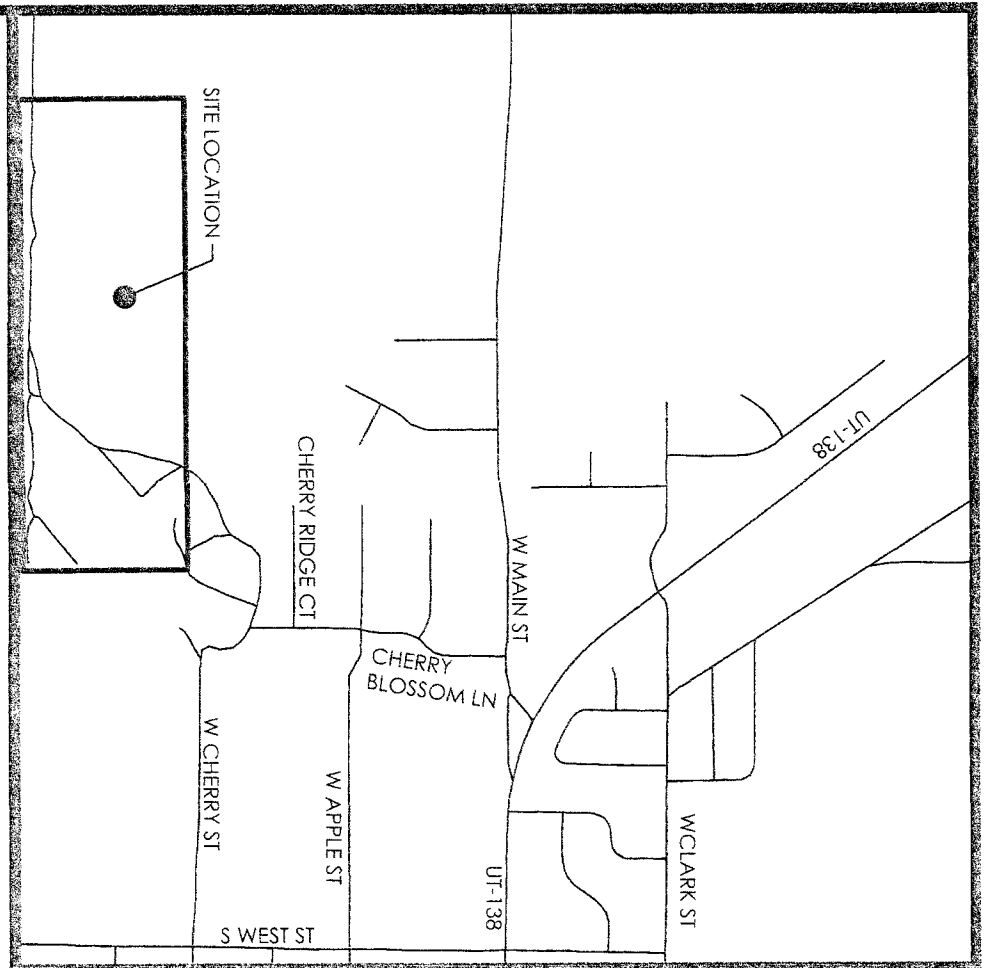
TOOELE COUNTY RECORDER

NO. 597699
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
OFFICE OF THE TOOELE COUNTY SURVEYOR
REQUEST OF Shawn Holste
DATE 1/31/24 TIME 9:14 am BOOK 24 PAGE 1
FEE \$ 184.00
Rubina Wm Deputy
TOOELE COUNTY RECORDER

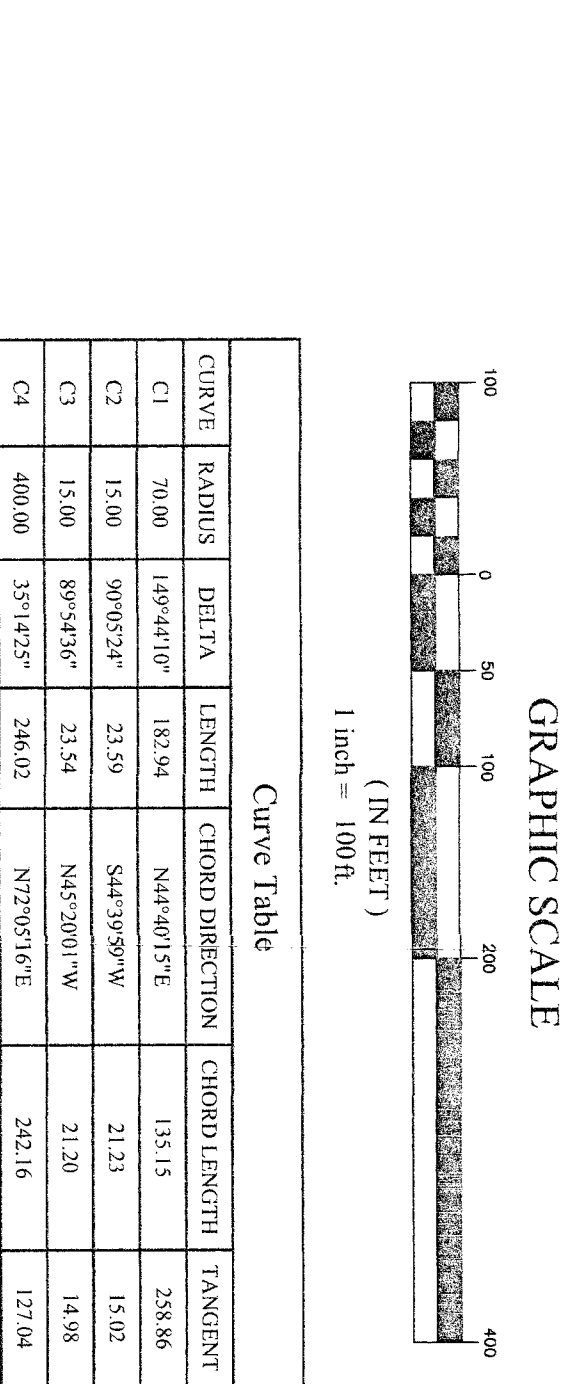
CHERRY WOOD ESTATES SUBDIVISION

PHASE 2 FINAL PLAT

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



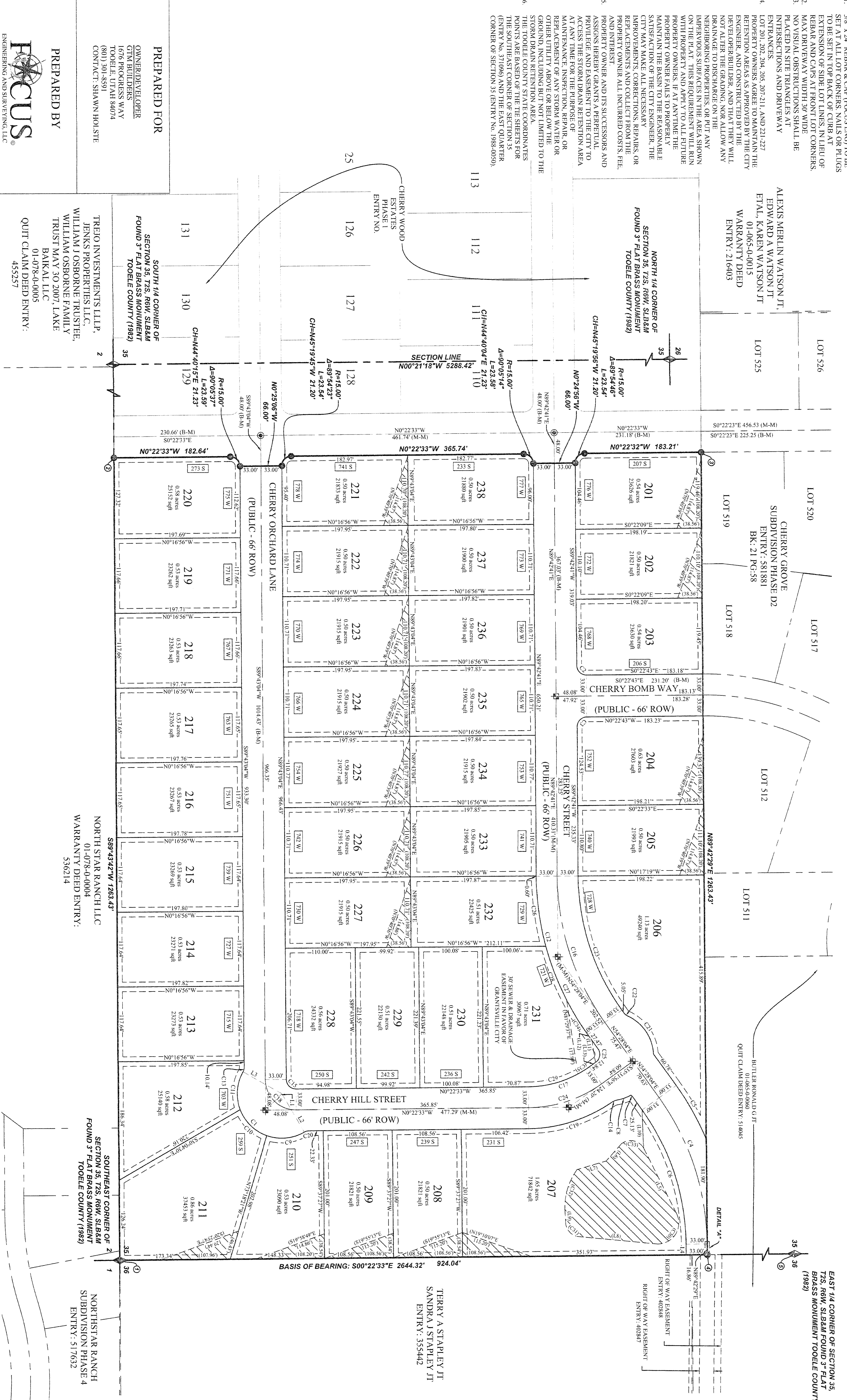
DETAIL #2



- NOTES**
- 5/8" x 24" REBAR (ENG) 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 CEMENT AT THOSE CORNERS, NO VISUAL OBSERVATIONS SHALL BE PLACED IN SITE TRIANGLES AT INTERSECTIONS AND DRIVEWAY ENTRANCES.
 - LOT 201, 204, 206, 207-211, AND 221-227 PROPERTY OWNERS AGREE TO MAINTAIN THE ENGINEER, AND CONSTRUCTED BY THE DEVELOPER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES OR PUT A SIGN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS. IF AT ANYTIME THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THE SIGN TO THE RESPONSIBLE PARTY, THE ENGINEER, THE CITY MAY MAKE ALL NECESSARY REPAIRS AND CORRECTIONS, REPAIRS OR REPAIRMENTS AND COLLECT FROM THE PROPERTY OWNER ALL INCURRED COSTS. THE PROPERTY OWNER AND HIS SUCCESSORS AND ASSIGNS HEREBY GRANTS A PERPETUAL PAVEMENT AND EASEMENT TO THE CITY TO ACCESS THE STORM DRAIN RETENTION AREA AT ANY TIME FOR THE PURPOSE OF REPAIR, REPLACEMENT OF ANY STORM WATER OR OTHER UTILITY ABOVE OR BELOW THE GROUND, INCLUDING BUT NOT LIMITED TO THE STORM DRAIN RETENTION AREA.
 - THE TOOELE COUNTY STATE ENGINEERS HAS REVIEWED THIS SUBDIVISION FOR THE SOUTHEAST CORNER OF SECTION 35 (ENTRY NO. 371006) AND THE EAST QUARTER CORNER OF SECTION 35 (ENTRY NO. 1988-0050).
 - PROPERTY OWNER AND HIS SUCCESSORS AND ASSIGNS HEREBY GRANTS A PERPETUAL PAVEMENT AND EASEMENT TO THE CITY TO ACCESS THE STORM DRAIN RETENTION AREA AT ANY TIME FOR THE PURPOSE OF REPAIR, REPLACEMENT OF ANY STORM WATER OR OTHER UTILITY ABOVE OR BELOW THE GROUND, INCLUDING BUT NOT LIMITED TO THE STORM DRAIN RETENTION AREA.
 - THE TOOELE COUNTY STATE ENGINEERS HAS REVIEWED THIS SUBDIVISION FOR THE SOUTHEAST CORNER OF SECTION 35 (ENTRY NO. 371006) AND THE EAST QUARTER CORNER OF SECTION 35 (ENTRY NO. 1988-0050).

ALEXIS MERLIN WATSON JT,
EDWARD A WATSON JT
ETAL, KAREN WATSON JT
01-065-0-0015
WARRANTY DEED
ENTRY: 216403

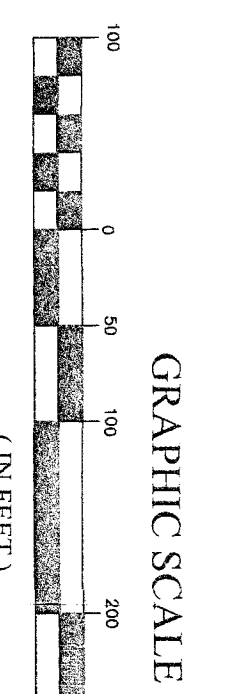
SECTION 35, T2S, R6W, S18&M
FOUND 3' FLAT BRASS MONUMENT
TOOELE COUNTY (1982)



Point #	Nothing	Existing
1	824624.4100	726860.2500
2	824618.7023	726596.8317
3	825542.2767	725590.9811
4	825548.1618	726854.7837
5	827265.3700	726845.5000

CLAVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
(C10)	31.00	122°02'55"	70.39	S55°11'01"E	57.74	59.59
(C11)	21.00	82°06'55"	12.56	S45°16'38"E	30.21	20.03
(C12)	101.28	39°42'45"	70.20	N73°48'27"W	68.80	38.38
(C13)	21.00	110°20'27"	44.29	N06°40'45"E	37.76	31.06
(C14)	43.00	8°39'44"	64.30	N88°42'56"E	64.14	31.16
(C15)	167.00	7°13'59"	21.08	S31°54'57"E	21.07	10.55

LINE	DIRECTION	LENGTH	TANGENT
(L1)	S49°19'57"E	36.44	115.09
(L2)	S89°48'07"E	70.00	32.62
(L3)	N29°12'39"E	70.00	47.67
(L4)	N89°42'29"E	16.91	20.07
(L5)	S80°20'05"W	18.14	60.37
(L6)	N81°29'37"E	34.91	113.37
(L7)	N84°28'04"E	11.37	11.97



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

TOOELE COUNTY RECORDER

NO. 597599
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF Shawn Holte
DATE 1/31/24 TIME 4:14am BOOK 24 PAGE 1
184.00
FEE \$
Ryleigha Ulin Deputy
TOOELE COUNTY RECORDER

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
1676 PROGRESS WAY
TOOELE, UTAH 84004
(801) 581-8589
CONTACT: SHAWN HOLTE

OWNER/DEVELOPER
GTM BUILDERS
1676 PROGRESS WAY
TOOELE, UTAH 84004
(801) 581-8589
CONTACT: SHAWN HOLSTE

TREJO INVESTMENTS LLP,
JENKS PROPERTIES LLC,
WILLIAM J OSBORNE TRUSTE,
WILLIAM OSBORNE FAMILY
TRUST MAY 30 2007, LAKE
BAIKAL, LLC
01-078-0-0005
QUIT CLAIM DEED ENTRY:
455257

SOUTH 1/4 CORNER OF
SECTION 35, T2S, R6W, S18&M
FOUND 3' FLAT BRASS MONUMENT
TOOELE COUNTY (1982)

SECTION 35, T2S, R6W, S18&M
FOUND 3' FLAT BRASS MONUMENT
TOOELE COUNTY (1982)

NORTH 1/4 CORNER OF
SECTION 35, T2S, R6W, S18&M
FOUND 3' FLAT BRASS MONUMENT
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