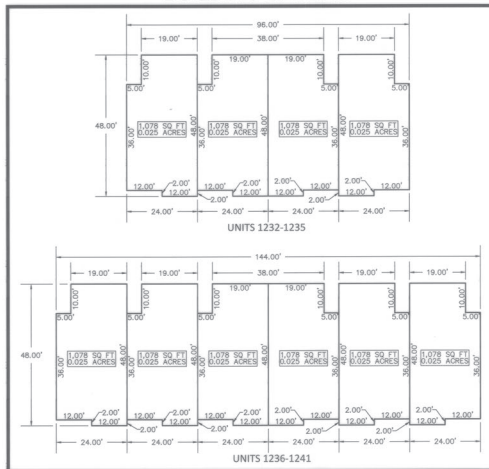


# WESTERN ACRES TOWNHOMES PHASE 2B A RESIDENTIAL SUBDIVISION

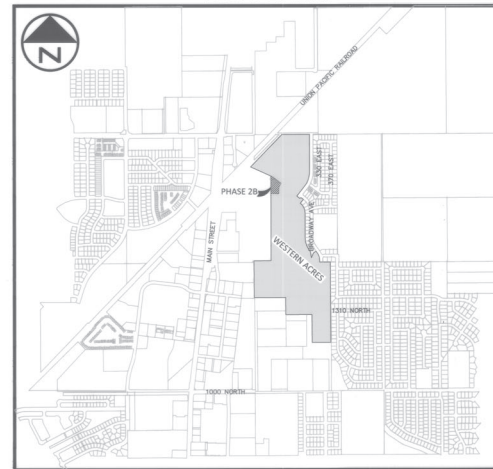
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN  
TOOELE CITY, TOOELE COUNTY, UTAH  
SHEET 1 OF 2  
FINAL PLAT

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

## BUILDING LEGEND



## VICINITY MAP



## SURVEYOR'S CERTIFICATE

I, KADAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 308581 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTIONS 17-23-17, AND THAT I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:

## WESTERN ACRES TOWNHOMES PHASE 2B

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 09°01'31" WEST ALONG THE SECTION LINE A DISTANCE OF 1416.69 FEET AND EAST 30.38 FEET FROM THE WEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING ON THE EASTERN LINE OF OVERPASS POINT SUBDIVISION, ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY # 11289 IN BOOK 910 NUMBER 602; AND RUNNING THENCE ALONG SAID BOUNDARY NORTH 09°01'31" EAST A DISTANCE OF 383.82 FEET TO A POINT ON THE BOUNDARY OF WESTERN ACRES TOWNHOMES PHASE 2A, ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY # 10438, IN BOOK 82, NUMBER 241; AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 65°24'41" EAST 43.70 FEET; 2) SOUTH 10°07'00" EAST 200.79 FEET; 3) SOUTHWESTERLY 101.00 FEET ALONG THE ARC OF A 125.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 26°36'00" WEST 103.84 FEET); 4) SOUTH 02°09'54" WEST 121.33 FEET; THENCE NORTH 87°50'00" WEST 162.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.240 ACRES, MORE OR LESS.  
10 UNITS

May 02, 2024

DATE

*[Signature]*  
SURVEYOR  
(SEE SEAL BELOW)

## OWNERS' DEDICATION

KNOW ALL MEN THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO PARCELS AND STREETS TO BE HEREAFTER KNOWN AS "WESTERN ACRES TOWNHOMES PHASE 2B" DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

PURSUANT TO UTAH CODE 10-84-804(D), THE OWNER HEREBY CONVEYS THE COMMON AREAS, AS INDICATED HEREON, TO THE WESTERN ACRES HOMEOWNERS' ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE D-100, DRAPER, UTAH 84042.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND THIS February 13 A.D. 2024

*[Signature]*  
AUTHORIZED SIGNATURE

GRINCOL WESTERN ACRES LLC  
BY: GRINCOL MANAGER, LLC  
ITS: MANAGER

PRINTED NAME: AJ GREEN  
TITLE: MANAGER

## LLC ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THIS 13th DAY OF February A.D. 2024, PERSONALLY APPEARED BEFORE ME A.J. Green THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT SHE IS A MEMBER WITH MANAGEMENT AUTHORITY [MANAGER] OF GRINCOL WESTERN ACRES LLC A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO DEEDUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
NOTARY PUBLIC FULL NAME: WILMA RYAN BAKER  
MY COMMISSION NUMBER: 119718  
MY COMMISSION EXPIRES: February 05, 2027  
A NOTARY PUBLIC COMMISSIONED IN UTAH

## WESTERN ACRES TOWNHOMES PHASE 2B A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN  
SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

**TOOELE CITY COUNCIL**  
APPROVED THIS 28<sup>th</sup> DAY OF Feb A.D. 2024 BY THE TOOELE CITY COUNCIL.  
*[Signature]*  
CHAIRPERSON, TOOELE CITY COUNCIL

**TOOELE COUNTY TREASURER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE COUNTY TREASURER.  
*[Signature]*  
TOOELE COUNTY TREASURER

**CITY ATTORNEY**  
APPROVED AS TO FORM ON THIS 8<sup>th</sup> DAY OF May A.D. 2024  
*[Signature]*  
TOOELE CITY ATTORNEY

**PLANNING COMMISSION**  
APPROVED THIS 28<sup>th</sup> DAY OF Feb A.D. 2024 BY THE TOOELE CITY PLANNING COMMISSION.  
*[Signature]*  
CHAIRMAN, TOOELE CITY PLANNING COMMISSION

**COMMUNITY DEVELOPMENT**  
APPROVED AS TO FORM ON THIS 8<sup>th</sup> DAY OF May A.D. 2024  
*[Signature]*  
TOOELE CITY COMMUNITY DEVELOPMENT

**CITY ENGINEER**  
APPROVED AS TO FORM ON THIS 8<sup>th</sup> DAY OF May A.D. 2024  
*[Signature]*  
CITY ENGINEER

**TOOELE COUNTY HEALTH DEPARTMENT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE COUNTY HEALTH DEPARTMENT  
*[Signature]*  
TOOELE COUNTY HEALTH DEPARTMENT

**TOOELE COUNTY SURVEY DEPARTMENT**  
APPROVED THIS 31<sup>st</sup> DAY OF January A.D. 2024 BY THE TOOELE COUNTY SURVEY DEPARTMENT  
RECORD OF SURVEY #2021-0150  
*[Signature]*  
TOOELE COUNTY SURVEY DIRECTOR

**TOOELE COUNTY RECORDER**  
NO. 102822  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF DATE: 5/13/2024 TIME: 2:29 pm BOOK 24 PAGE 12  
120.00 FEE \$  
*[Signature]*  
TOOELE COUNTY RECORDER

**DOMINION ENERGY**  
QUESTAR GAS COMPANY, 800 COMMON ENERGY UTAH, HEREBY APPEARS ON THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES SETFORTH HEREIN SHALL BE CONSIDERED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHTS-OF-WAY AND EASEMENT GRANTS. COMMON 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 PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ENDORSEMENT OF ANY ITEMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR KIND OR CONDITIONS OF MATERIAL OR SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT COMMON ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-386-8332.

QUESTAR GAS COMPANY  
800 COMMON ENERGY UTAH  
APPROVED THIS 15<sup>th</sup> DAY OF February A.D. 2024  
BY: *[Signature]* TITLE: Pre-Construction Rep

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. § 24-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND INTERESTS DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27a-803(4)(3) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE DUE 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 IN ORDER TO SERVE 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 APPLICATION TO PRESCRIPTIVE RIGHTS  
(3) TITLE 84, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW  
APPROVED THIS 15<sup>th</sup> DAY OF February A.D. 2024  
BY: *[Signature]* TITLE: Estimator

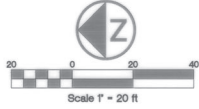
**OWNER/DEVELOPER**  
**D.R. HORTON**  
12351 SOUTH GATEWAY PARK PLACE SUITE D-100,  
DRAPER, UTAH  
CONTACT: DAVID LEWIS: 801-571-7101

**WILDING ENGINEERING**  
14731 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84005  
801.559.8112  
WWW.WILDINGENGINEERING.COM

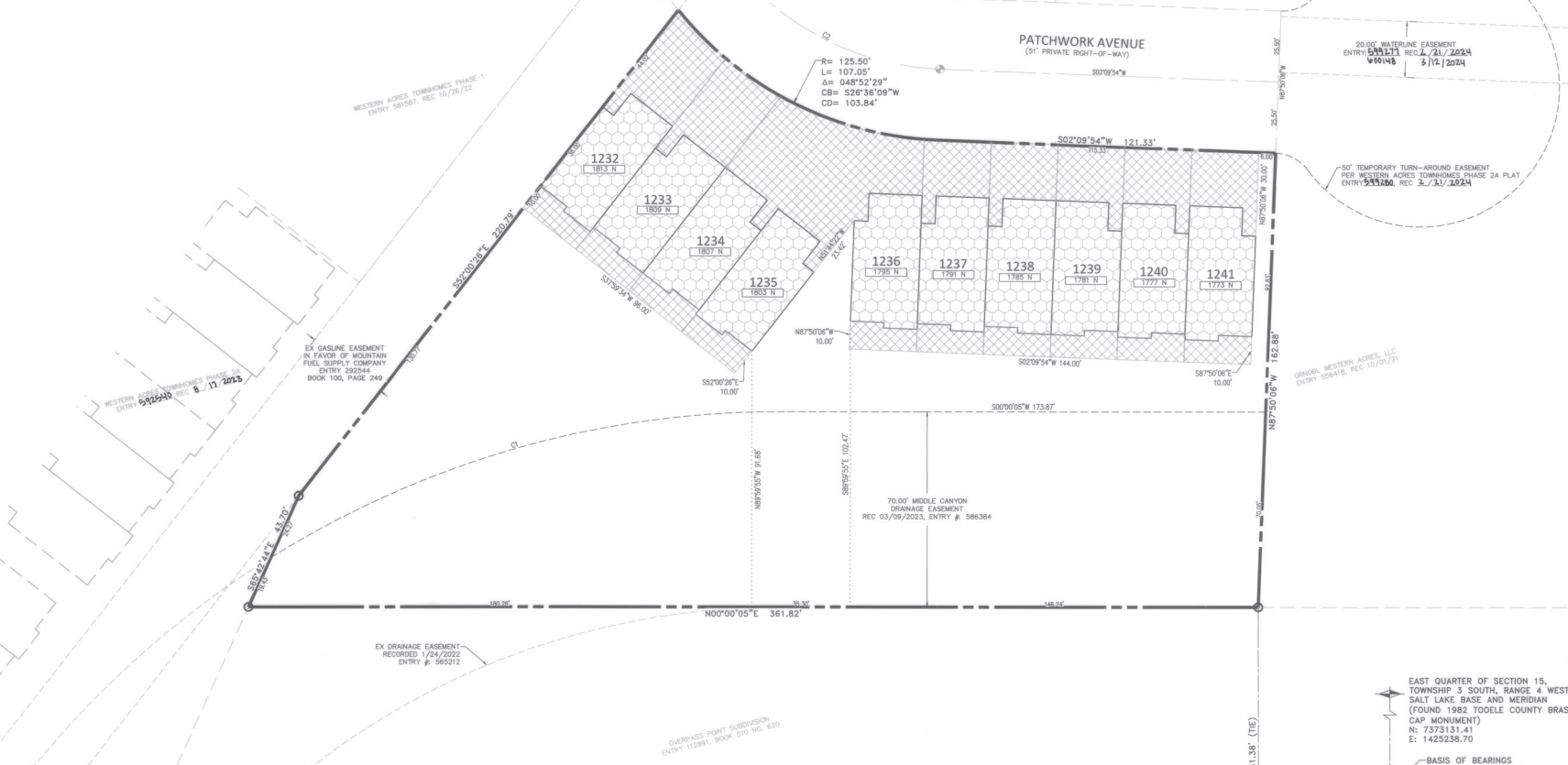
U:\UTILITY\2024\05\13\2024\Western Acres\Phase 2B\Final\FINAL.dwg Phase 2B Final-FINAL.dwg 5/13/2024 10:50:00 AM

# WESTERN ACRES TOWNHOMES - PHASE 2B

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



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



- NOTE:
1. GUEST PARKING REQUIREMENT CALCULATED AS 10 UNITS/4= 2 PARKING SPACES REQUIRED.
  2. ALL BEARINGS OUTSIDE OF THE PLATTED BOUNDARY ARE TO BE NOTED BY REFERENCING THE VARIOUS DOCUMENTS WHICH ESTABLISHED THESE LINES. THEY ARE PROVIDED ON THIS PLAT FOR CONVENIENCE ONLY.
  3. ALL PRIVATE RIGHT OF WAYS, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
  4. LANDSCAPE AREA FOR THE PURPOSE OF WATER RIGHTS CALCULATIONS IS 0.29 ACRES.
  5. A GEOTECHNICAL REPORT HAS BEEN PERFORMED ON THE SITE BY OTHERS, DATED NOVEMBER 1, 2019.
  6. THE LIMITED COMMON AREA IN FRONT OF UNITS 1234-1236 IS FOR THE BENEFIT OF SAID UNITS FOR DRIVE ACCESS. NO PARKING IS ALLOWED AT ANYTIME WITHIN THIS SHARED DRIVEWAY ACCESS AREA.
  7. ALL NORTHINGS AND EASTINGS NOTED ON THIS PLAT ARE NAD83 GRID, UTAH CENTRAL ZONE, U.S. SURVEY FEET.

## LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- SET 24" x 5/8" REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
- STREET MONUMENT
- ROW CENTERLINE
- ADJACENT PROPERTY / ROW LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	192.43	345.00	31°57'28"	S13°58'39"E	189.95'
C2	86.00	100.00	49°16'32"	S28°48'10"W	63.38'

NORTHWEST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 2009 TOOELE COUNTY BRASS CAP MONUMENT)  
 N: 7375752.07  
 E: 14119945.96

EAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 1982 TOOELE COUNTY BRASS CAP MONUMENT)  
 N: 7373131.41  
 E: 1425238.70

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



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

**WILDING ENGINEERING**

14721 SOUTH HERITAGE CREST WAY  
 BLUFFDALE, UTAH 84065  
 801.593.8115  
 WWW.WILDINGENGINEERING.COM

(S:\DASAN\2023\09\28\Map\2023 Western Acres\Phase 2B Plat-P\PLA.dwg  
 (PLOT DATE: May 01, 2023)