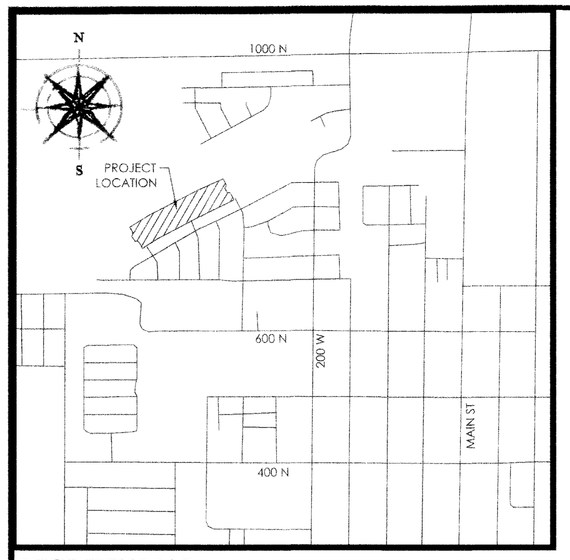
COPPER CANYON P.U.D.

PHASE 7

LOCATED IN THE NW1/4 OF SECTION 21, T3S, R4W, S.L.B.&M.
TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP

N.T.S

LEGEND

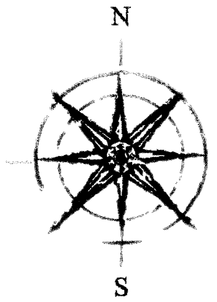
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- P.U.&D.E. (SEE SETBACK DETAIL)
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXISTING STREET MONUMENT
- M-M MONUMENT TO MONUMENT
- M-B MONUMENT TO BOUNDARY

TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENT

N.T.S.

Phase 7 Line Table		
LINE	DIRECTION	LENGTH
L1	S62°08'38"W	28.44
L2	N62°08'38"E	28.44
L3	S62°08'38"W	28.44

Phase 7 Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	400.00	2°23'32"	16.70	N63°20'24"E	16.70
C2	400.00	3°27'57"	24.20	N63°52'37"E	24.19
C3	400.00	1°04'25"	7.49	N65°04'23"E	7.49
C4	400.00	1°11'07"	8.27	N65°01'02"E	8.27
C5	400.00	3°09'46"	22.08	S64°01'42"W	22.08
C6	400.00	1°58'40"	13.81	N63°26'09"E	13.81
C7	400.00	1°58'17"	13.76	N61°27'40"E	13.76
C8	400.00	4°44'02"	33.05	S60°04'48"W	33.04
C9	400.00	2°45'45"	19.29	N59°05'39"E	19.28
C10	29.50	89°44'08"	46.20	S77°25'13"E	41.62
C11	29.50	90°16'00"	46.48	S12°34'51"W	41.82
C12	340.00	4°44'02"	28.09	S60°04'48"W	28.08
C13	29.50	94°25'17"	48.61	N70°20'33"W	43.30
C14	29.50	85°34'43"	44.06	S19°39'27"W	40.08
C15	340.00	3°09'46"	18.77	S64°01'42"W	18.77
C16	460.00	3°27'57"	27.83	S63°52'37"W	27.82
C17	430.00	3°27'57"	26.01	N63°52'37"E	26.01
C18	370.00	3°09'46"	20.42	S64°01'42"W	20.42
C19	370.00	4°44'02"	30.57	S60°04'48"W	30.56



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. P.U. & D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT.
3. THE 100 YEAR STORM DRAINAGE PATH IS ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 7008 AND 7009. THIS PATH IS NOT TO BE FILLED IN. NO FENCES, TREES, SHEDS, ETC. ARE TO BE PLACED IN THIS PUBLIC UTILITY AND DRAINAGE EASEMENT. ANY ALTERATION TO THIS DRAINAGE CHANNEL MUST BE APPROVED BY TOOELE CITY AND MUST SAFELY CONVEY 2.24 CFS WITHOUT FLOODING HOMES

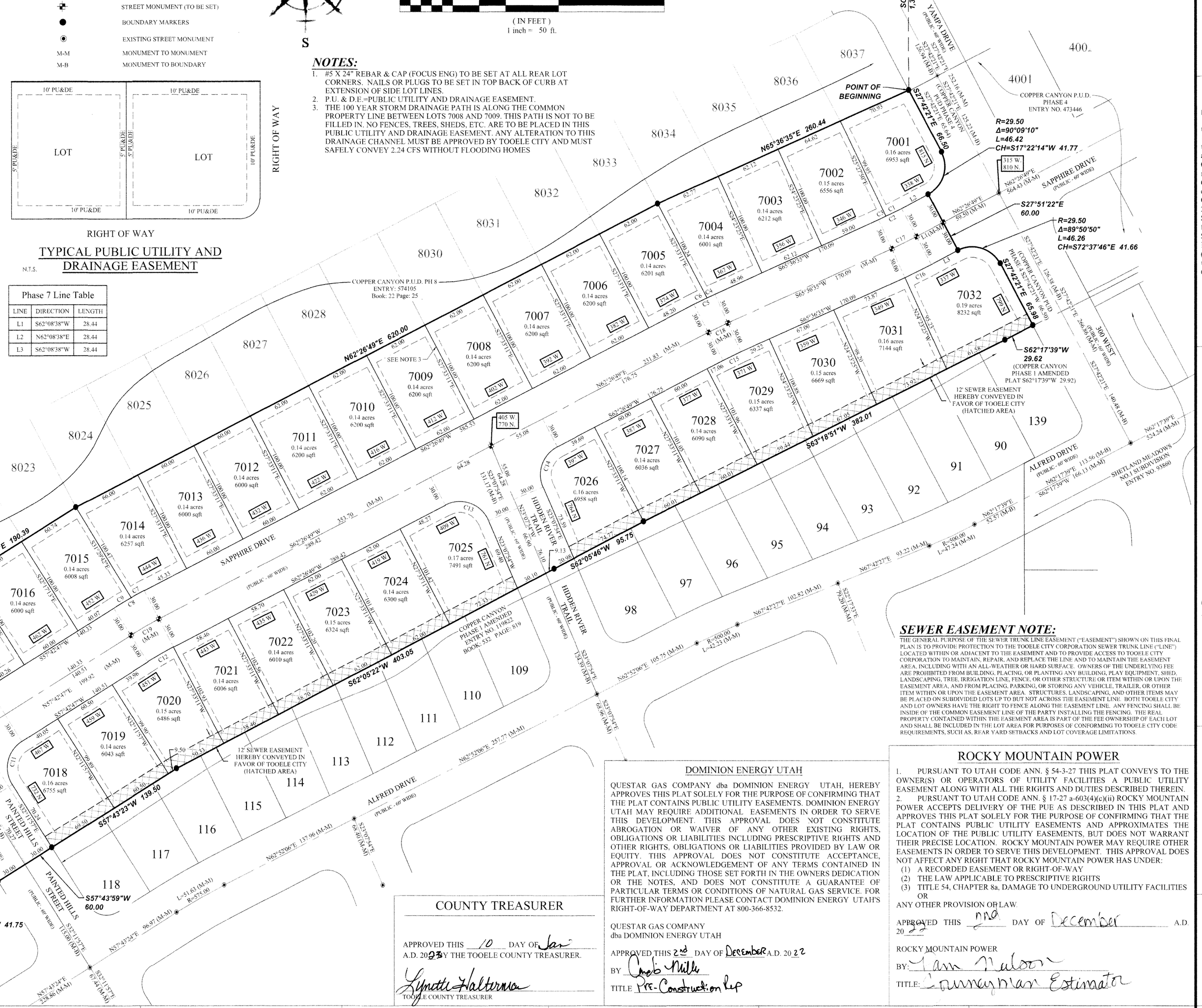
NORTHWEST CORNER OF SECTION 21, T3S, R4W, SLB&M 1981 TOOELE COUNTY MONUMENT

NORTH 1/4 CORNER OF SECTION 21, T3S, R4W, SLB&M 1980 TOOELE COUNTY MONUMENT

(TCS: S89°43'04"W 2642.48)

BASIS OF BEARING: S89°42'47"W (SECTION LINE) MEASURED: 2642.49

1,218.20' 1,424.29'



SEWER EASEMENT NOTE:

THE GENERAL PURPOSE OF THE SEWER TRUNK LINE EASEMENT ("EASEMENT") SHOWN ON THIS FINAL PLAN IS TO PROVIDE PROTECTION TO THE TOOELE CITY CORPORATION SEWER TRUNK LINE ("LINE") LOCATED WITHIN OR ADJACENT TO THE EASEMENT AND TO PROVIDE ACCESS TO TOOELE CITY CORPORATION TO MAINTAIN, REPAIR, AND REPLACE THE LINE AND TO MAINTAIN THE EASEMENT AREA, INCLUDING WITH AN ALL-WEATHER OR HARD SURFACE. OWNERS OF THE UNDERLYING FEE ARE PROHIBITED FROM BUILDING, PLACING, OR PLANTING ANY BUILDING, PLAY EQUIPMENT, SHED, LANDSCAPING, TREE, IRRIGATION LINE, FENCE, OR OTHER STRUCTURE OR ITEM WITHIN OR UPON THE EASEMENT AREA, AND FROM PLACING, PARKING, OR STORING ANY VEHICLE, TRAILER, OR OTHER ITEM WITHIN OR UPON THE EASEMENT AREA. STRUCTURES, LANDSCAPING, AND OTHER ITEMS MAY BE PLACED ON SUBDIVIDED LOTS UP TO BUT NOT ACROSS THE EASEMENT LINE. BOTH TOOELE CITY AND LOT OWNERS HAVE THE RIGHT TO FENCE ALONG THE EASEMENT LINE. ANY FENCING SHALL BE INSIDE OF THE COMMON EASEMENT LINE OF THE PARTY INSTALLING THE FENCING. THE REAL PROPERTY CONTAINED WITHIN THE EASEMENT AREA IS PART OF THE FEE OWNERSHIP OF EACH LOT AND SHALL BE INCLUDED IN THE LOT AREA FOR PURPOSES OF CONFORMING TO TOOELE CITY CODE REQUIREMENTS, SUCH AS, REAR YARD SETBACKS AND LOT COVERAGE LIMITATIONS.

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22, of the 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 17-23-17 and have verified all measurements; and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Copper Canyon PUD Phase 7 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR 11/10/22 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH

Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439

11/10/22
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line COPPER CANYON P.U.D. PHASE 4, according to the Official Plat thereof recorded in the Office of the Tooele County Recorder, located S89°42'47"W along the Section line 1,424.29 feet and South 1,376.38 feet from the North 1/4 Corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said plat the following 5 (five) courses and distances: S27°42'21"E 66.50 feet (PHASE 4 PLAT: 65.64); thence along the arc of a curve to the right with a radius of 29.50 feet a distance of 46.42 feet through a central angle of 90°09'10" Chord: S17°22'14"W 41.77 feet; thence S27°51'22"E 60.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 29.50 feet (radius bears: S27°33'11"E) a distance of 46.26 feet through a central angle of 89°50'50" Chord: S72°37'46"E 41.66 feet; thence S27°42'21"E 65.98 feet (PHASE 4 PLAT: S27°42'21"E 65.60) to the Northeasterly corner of Lot 139 COPPER CANYON PHASE 1 AMENDED PLAT, recorded October 15, 1998 as Entry No. 119822 in the Office of the Tooele County Recorder; thence along said plat the following 6 (six) courses and distances: S62°17'39"W 29.62 feet (PHASE 1 PLAT: S62°17'39"W 29.92); S63°18'51"W 382.01 feet; thence S62°05'46"W 95.75 feet; thence S62°05'22"W 403.05 feet; thence S57°43'23"W 139.50 feet; thence S57°43'59"W 60.00 feet; thence N32°11'57"W 70.31 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 29.50 feet (radius bears: S57°48'28"W) a distance of 46.38 feet through a central angle of 90°05'53" Chord: N77°14'28"W 41.75 feet; thence N32°17'13"W 60.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 29.50 feet (radius bears: N31°56'12"W) a distance of 46.47 feet through a central angle of 90°15'54" Chord: N12°55'51"E 41.82 feet; thence N32°11'57"W 70.64 feet; thence N57°48'03"E 60.00 feet; thence N57°42'47"E 190.39 feet; thence N62°26'49"E 620.00 feet; thence N65°36'35"E 260.44 feet to the point of beginning.

Contains: 6.69 acres+/-

32 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

COPPER CANYON P.U.D.
PHASE 7

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO TOOELE 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 FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 29th DAY OF November A.D. 2022

FRED RINDLISBACHER

MANAGING MEMBER
PHOENIX OF COPPER CANYON, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 29 DAY OF NOVEMBER A.D. 20 22 PERSONALLY APPEARED BEFORE ME the undersigned NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, FRED RINDLISBACHER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGING MEMBER OF PHOENIX OF COPPER CANYON L.L.C., A UTAH L.L.C. 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.

NOTARY PUBLIC NIC ABBOTT COMM. # 707078 COMMISSION EXPIRES JULY 5, 2023 STATE OF UTAH

MY COMMISSION EXPIRES: JULY 5, 2023

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 707078

NIC ABBOTT
PRINTED FULL NAME OF NOTARY

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
BACH HOMES
11650 SOUTH STATE STREET SUITE 300
DRAPER, UTAH 84020
PH: 801-727-9500

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 2nd DAY OF DECEMBER A.D. 2022
BY Caleb Mills
TITLE Pre-Construction Rep

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27 a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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, BUT DOES NOT WARRANT 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 APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
   OR
   ANY OTHER PROVISION OF LAW

APPROVED THIS 2nd DAY OF December A.D. 20 22

ROCKY MOUNTAIN POWER
BY: Tam Nelson
TITLE: Company Estimator

COUNTY TREASURER

APPROVED THIS 10 DAY OF Jan A.D. 2023 BY THE TOOELE COUNTY TREASURER.

Lynette Halterman
TOOELE COUNTY TREASURER

COUNTY HEALTH DEPARTMENT

APPROVED THIS 2ND DAY OF DECEMBER A.D. 2022 BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

CITY ENGINEER

APPROVED AS TO FORM THIS 20th DAY OF MAY A.D. 2024

CITY ENGINEER

COMMUNITY DEVELOPMENT

APPROVED AS TO FORM ON THIS 21st DAY OF MAY A.D. 2024

TOOELE CITY COMMUNITY DEVELOPMENT

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS 23 DAY OF Nov A.D. 2022

ROS# 2021-0138

TOOELE COUNTY SURVEYING DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS 15 DAY OF May A.D. 2024

TOOELE CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS 14th DAY OF DECEMBER A.D. 2022 BY THE TOOELE CITY PLANNING COMMISSION.

CHAIRMAN, TOOELE CITY PLANNING COMMISSION

CITY COUNCIL

APPROVED THIS 4th DAY OF JANUARY A.D. 2023 BY THE TOOELE CITY COUNCIL.

ATTEST: CITY RECORDER

TOOELE COUNTY RECORDER

RECORDED NO. 603365
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF PHOENIX OF COPPER CANYON, LLC
DATE 5/21/24 TIME 3:41 pm BOOK 24 PAGE 14

120.00
FEE $

TOOELE COUNTY RECORDER