

I, Douglas J Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575, Chapter 22, of the Professionals Engineers and Land Surveyors Act; 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, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, heretofore to be known as PAR 4 ESTATES P.U.D. PHASE 3 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land, also referred to as all of Parcel E, of Par 4 Estates Planned Unit Development Phase 2, 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 #426075 on March 15, 2016 at the Tooele County Recorder's Office, said point being North 0°10'47" West 1101.47 feet along the Section line and West 313.00 feet from the found 3' brass Tooele County Surveyor's monument dated 1982 representing the Quarter Corner between Sections 27 and 26, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running;

thence South 7°32'24" East 100.00 feet along the westerly boundary of said Lot 102 of 'Tooele City Vine Street Minor Subdivision', this call and the following lots;

thence Southwesterly 19.89 feet along the arc of a 60.00-foot radius non-tangent curve to the left (center bears South 59°44'44" East and the long chord bears South 20°42'35" West 19.90 feet through a central angle of 19°05'27");

thence Southwesterly 36.43 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears North 78°49'57" West and the long chord bears South 46°32'33" West 34.16 feet through a central angle of 70°45'16");

thence Southwesterly 53.14 feet along the arc of a 33.00-foot radius tangent curve to the left (center bears South 9°22'03" East and the long chord bears South 81°55'12" West 51.43 feet);

thence Southwesterly 77°18'23" West 63.99 feet through a central angle of 9°13'37";

thence North 82°27'3" East 147.74 feet to the Point of Beginning;

thence North 82°27'3" East 60.74 feet to the Point of Beginning.

Contains 84,666 square feet or 1.94 acres, 12 lots, and 1 parcel.

A parcel of land, also referred to as all of Parcel F, of Par 4 Estates Planned Unit Development Phase 2, 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 a point being North 0°20'13" West 880.82 feet along the Section line and West 465.40 feet from the found 3' brass Tooele County Surveyor's monument dated 1982 representing the Quarter Corner between Sections 27 and 26, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running;

thence Southeasterly 46.34 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears South 8°04'48" East and the long chord bears South 53°04'48" East 147.22 feet through a central angle of 90°00'00");

thence Southwesterly 46.05 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears South 81°55'12" West and the long chord bears South 36°39'00" West 41.52 feet through a central angle of 89°27'36");

thence South 81°22'47" West 410.80 feet;

thence North 8°04'48" West 36.47 feet along the arc of a 70.00-foot radius non-tangent curve to the right (center bears South 15°46'34" East and the long chord bears South 77°18'23" West 33.40 feet through a central angle of 73°43'46");

thence North 81°55'12" East 374.19 feet to the Point of Beginning.

Contains 61,526 square feet or 1.41 acres, 10 lots, and 1 parcel.

MAY 16, 2024

Date

Douglas J Kinsman

License no. 334575



OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present 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 hereafter to be known as:

PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 3

The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated herein as public streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the herein described tract a perpetual, non-exclusive easement over the private streets and utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility service 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.

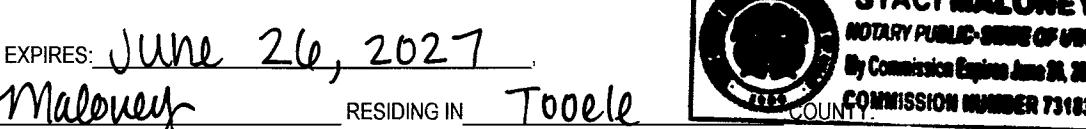
In witness whereof I / we have hereunto set my / our hand this 18 day of June A.D. 2024.

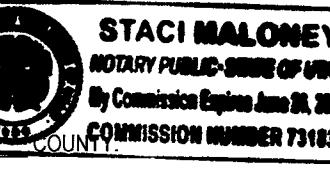

Vine Street Townhomes, LLC
Tyler Miles, Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele
J.S.

On the 19 day of June A.D. 2024, Tyler Miles, in the State of Utah, personally appeared before me, the undersigned Notary Public, in and for said County of Tooele, who after being duly sworn, acknowledged to me that He/She is the Manager of Vine Street Townhomes, 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 same.

MY COMMISSION EXPIRES: JUNE 26, 2027

Staci Maloney
NOTARY PUBLIC
RESIDING IN Tooele
COUNTY NUMBER 731126

FINAL PLAT
PAR 4 ESTATES PLANNED UNIT DEVELOPMENT
PHASE 3

(VACATING AND AMENDING A PORTION OF PARCEL E AND F
OF PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 2)
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
109 North Main Street Unit 1
Tooele, Utah 84074
Phone: 801-547-1100
Fax: 435-843-3590
CEDAR
Phone: 435-847-1453
RICHFIELD
Phone: 435-896-2983
www.ensigneng.com
PROJECT NUMBER: T1965B
MANAGER: D. KINSMAN
DRAWN BY: C. CHILD
CHECKED BY: D. KINSMAN
DATE: 2024-05-16

RECORDED # 605207
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: Vine Street Townhomes, LLC
DATE: 7/3/2024 TIME: 11:11
\$98.00 FEE\$
Kavila Clark, Senior Cadastral Mapper
TOOELE COUNTY RECORDER

BK 24 PG 22

FINAL PLAT

PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 3

(VACATING AND AMENDING A PORTION OF PARCEL E AND F
OF PAR 4 ESTATES PLANNED UNIT DEVELOPMENT PHASE 2)
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP
3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TOOELE
CITY, TOOELE COUNTY, UTAH

NORTHEAST CORNER OF
SECTION 27, T3S, R4W, SLBM
(FOUND 3' BRASS TOOELE
COUNTY SURVEYOR
MONUMENT, DATED 1982)

15'0" TRAIL ACCESS EASEMENT
HEREBY CONVEYED IN FAVOR OF
TOOELE CITY

POINT OF BEGINNING
SET BAR AND CAP

15.0' TRAIL
ACCESS
EASEMENT

EAST 313.00'

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