

SURVEYORS CERTIFICATE  
JENNIFER L. DIXON, Tooele County Recorder

I, KASIN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 620416 IN ACCORDANCE WITH TITLE 86, CHAPTER 32, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, UTAH CODE ANNS. 8-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREIN SET FORTH TO BE KNOWN AS:

WESTERN ACRES PHASE 2C

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 BASIN AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS NORTH 89.33°05" EAST 666.70 FEET AND NORTH 86.64°01 FEET FROM THE WEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASIN AND MERIDIAN, THENCE NORTH 32.00°05" WEST 84.00 FEET, THENCE SOUTH 37.59°34" WEST 18.00 FEET, THENCE SOUTH 18.59°50" WEST 32.64 FEET, TO A POINT ON THE EAST BOUNDARY OF OVERPASS POINT SUBDIVISION, ON FILE WITH THE TOOELE COUNTY RECORDER, A DISTANCE OF 908.68 FEET TO THE BOUNDARY OF WESTERN ACRES TOWNHOMES PHASE 2C, ON FILE WITH THE TOOELE COUNTY RECORDER, AS ENTRY 602822, THENCE SOUTH 87.50°05" EAST ALONG SAID BOUNDARY OF WESTERN ACRES TOWNHOMES PHASE 2C, A DISTANCE OF 520.00 FEET, TO THE CORNER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASIN AND MERIDIAN, THENCE SOUTH 87.50°05" EAST 102.23 FEET, 5) NORTHEASTERLY 62.60 FEET, 4) SOUTH 52.00°35" EAST 12.52 FEET, 6) NORTH 37.59°34" EAST 19.23 FEET, 3) SOUTH 02°37'24" WEST 82.99°44" EAST 48.08 FEET, TO A POINT ON THE BOUNDARY OF WESTERN ACRES TOWNHOMES PHASE 2C, ON FILE WITH THE TOOELE COUNTY RECORDER, AS ENTRY 581587, THENCE ALONG SAID BOUNDARY, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 82°00'28" EAST 28.00 FEET, 2) SOUTHEASTERLY 48.08 FEET ALONG THE ARC OF A 28.00 DIAMETER CIRCLE, 3) SOUTH 82°00'28" EAST 8.00 FEET, THENCE SOUTH 37°59'00" WEST 7.50 FEET, THENCE SOUTH 37°59'34" WEST 545.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 5.817 ACRES, MORE OR LESS.

44 UNITS  
SURVEYOR  
(SEE SEAL BELOW)

OWNERS' DEDICATION

KNOW BY ALL MEN THESE PRESENTS THAT WE, 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 2C," DO HEREBY DEDICATE FOR THE PUBLIC USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.  
PRESENTLY TO UTAH CODE 10-9A-604(0), THE OWNERS HEREBY CONVEYS THE COMMON AREAS, AS INDICATED HEREON, TO THE TOOELE COUNTY, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE D-100, DRAPER, UTAH 84042.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS June 26 A.D. 2025

AUTHORIZED SIGNATURE  
BY: AD XXVIII, LLC  
ITS: MANAGER  
PRINTED NAME: AD GREEN  
TITLE: MANAGER

LLC ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH } ss.  
ON THIS 26 DAY OF June A.D. 2025, PERSONALLY APPEARED BEFORE ME AD GREEN THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT SAME IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF AD XXVIII, LLC, A UTAH LIMITED LIABILITY COMPANY, FOREGOING ACKNOWLEDGMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.  
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: Matthew C. Johnson  
COMMISSION NUMBER: 121395  
MY COMMISSION EXPIRES: November 9, 2025  
A NOTARY PUBLIC COMMISSIONED IN UTAH

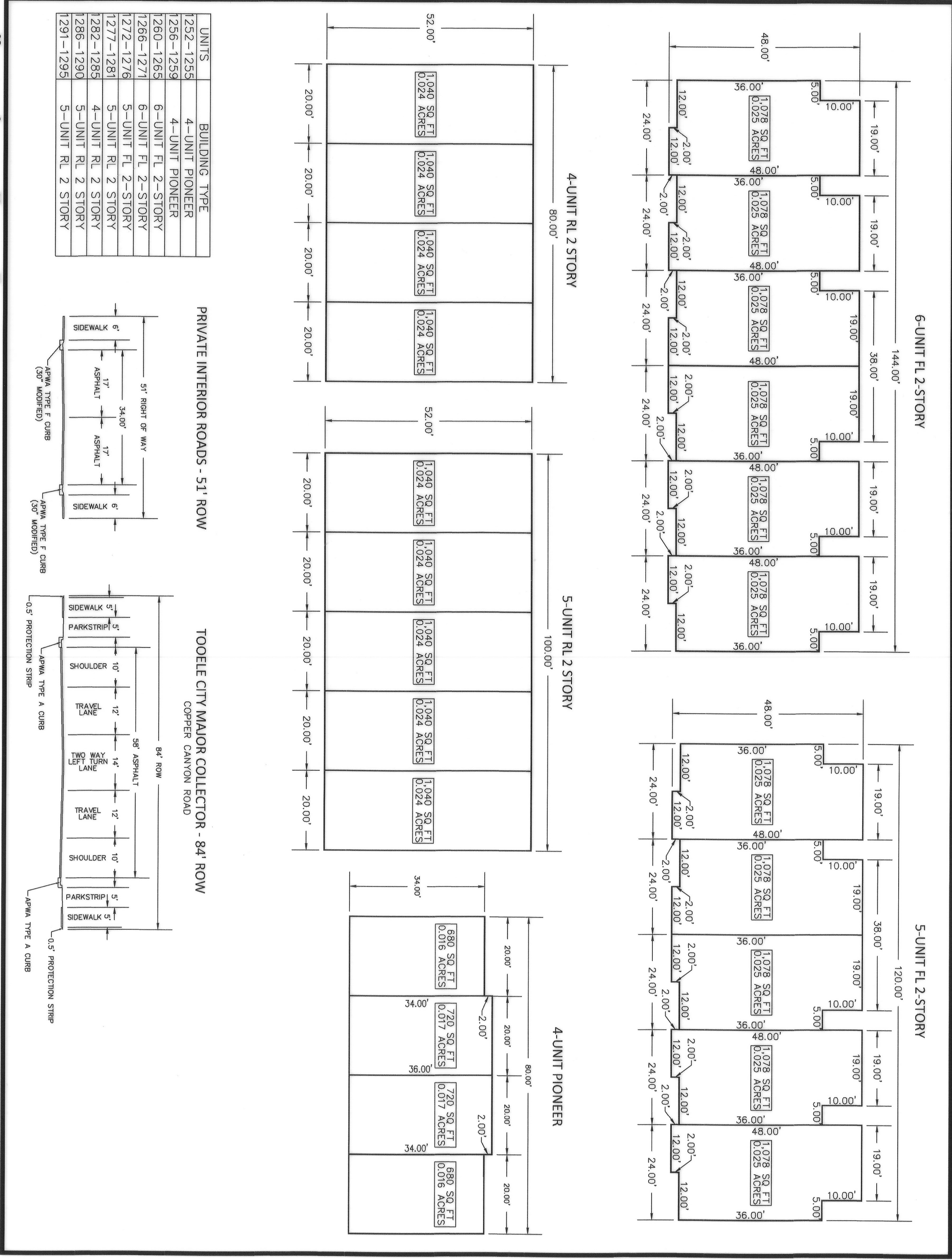
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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
NOTARY PUBLIC FULL NAME: David Lewis  
COMMISSION NUMBER: 139251  
MY COMMISSION EXPIRES: Sep 16, 2028  
A NOTARY PUBLIC COMMISSIONED IN UTAH

WESTERN ACRES TOWNHOMES PHASE 2C  
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

WESTERN ACRES TOWNHOMES PHASE 2C  
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  
MAY 2025



QUESTIA GAS COMPANY, DBA ENBRIDGE GAS UTAH (ENBRIDGE), APPROVES THIS PLAT SOLELY TO CONSENT THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. HIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 86, CHAPTER 32, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, UTAH CODE ANNS. 8-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREIN SET FORTH TO BE KNOWN AS:

TOOELE COUNTY TREASURER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Michael J. Jensen  
TOOELE COUNTY TREASURER  
Jun 3, 2025

TOOELE COUNTY TREASURER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Michael J. Jensen  
TOOELE COUNTY TREASURER  
Jun 3, 2025

TOOELE CITY LAND USE AUTHORITY  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE CITY LAND USE AUTHORITY  
Jun 26, 2025

TOOELE CITY ENGINEER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE CITY ENGINEER  
Jun 26, 2025

TOOELE CITY PUBLIC WORKS DIRECTOR  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE CITY PUBLIC WORKS DIRECTOR  
Jun 26, 2025

TOOELE CITY SURVEYOR  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE CITY SURVEYOR  
Jun 26, 2025

TOOELE COUNTY RECORDER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE COUNTY RECORDER  
Jun 26, 2025

TOOELE CITY ATTORNEY  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Matthew C. Johnson  
TOOELE CITY ATTORNEY  
Jun 26, 2025

TOOELE CITY ENGINEER  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE CITY ENGINEER  
Jun 26, 2025

TOOELE COUNTY RECORDER  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE COUNTY RECORDER  
Jun 26, 2025

TOOELE COUNTY SURVEYOR  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: Paul Hansen  
TOOELE COUNTY SURVEYOR  
Jun 26, 2025

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

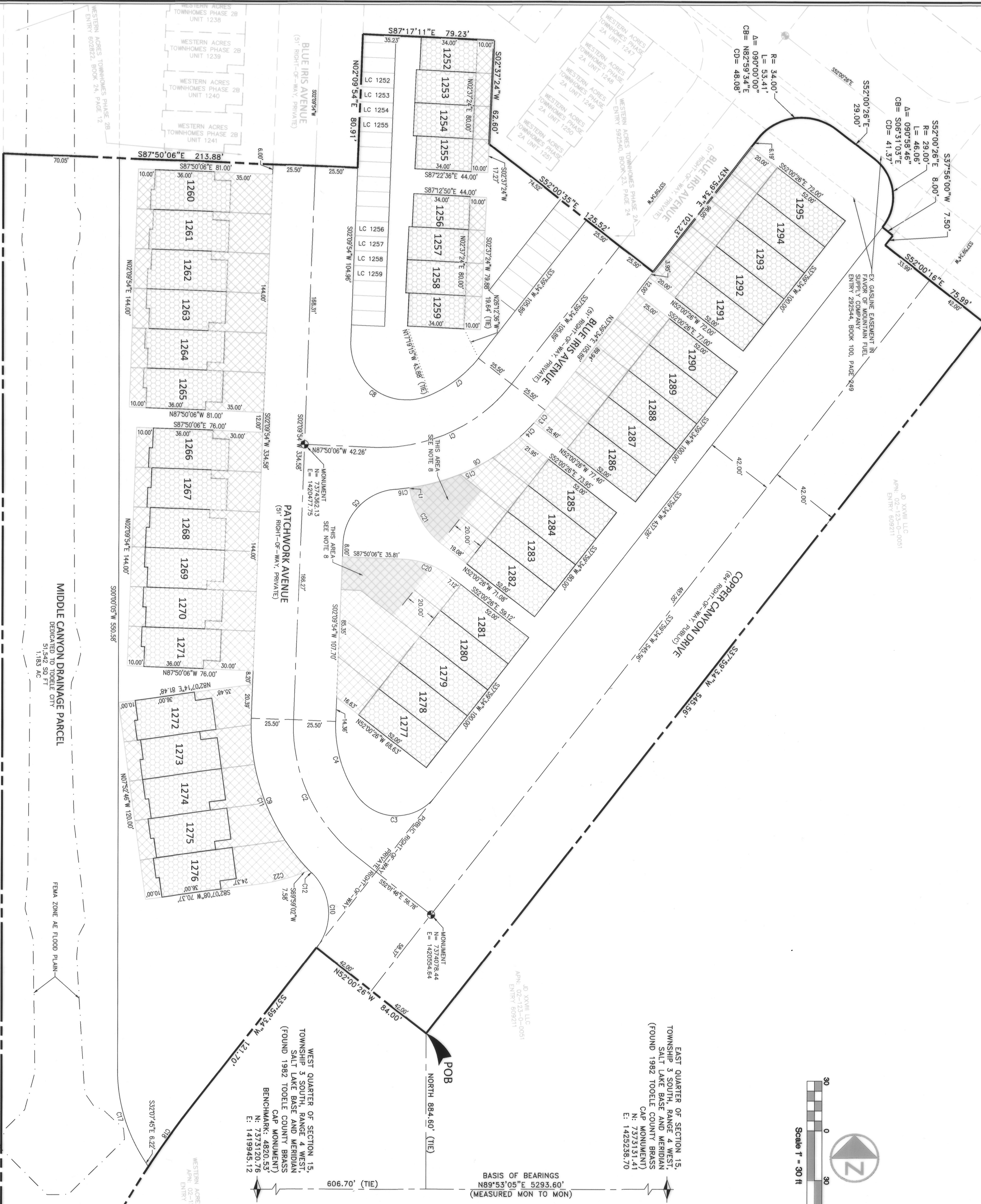
ENGINEER AND SURVEYOR  
WILDING ENGINEERING  
CONTACT: KASIN DIXON, P.L.S.,  
CONTACT: MIKE CARLTON, P.E.

WILDING ENGINEERING  
14731 SOUTH HERITAGE GUEST WAY  
BLVD  
801-553-8112  
WWW.WILDINGENGINEERING.COM



# WESTERN ACRES TOWNHOMES PHASE 2C

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



### LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- SET 24" x 5/8" REBAR AND CAP (BOUNDARY LINE)
- (WILSON ENGINEERING)
- STREET MONUMENT
- ROW CENTRELINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY / ROW LINE
- BLINDING TIE LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (EXCEPTING RIGHT-OF-WAYS)
- "C" IN LIMITED COMMON AREA (SEE NOTE 5)

### ADDRESS TABLE

UNIT #	ADDRESS
1252	1782 N PATCHWORK AVE
1253	1778 N PATCHWORK AVE
1254	1774 N PATCHWORK AVE
1255	1770 N PATCHWORK AVE
1256	1764 N PATCHWORK AVE
1257	1760 N PATCHWORK AVE
1258	1756 N PATCHWORK AVE
1259	1752 N PATCHWORK AVE
1260	1748 N PATCHWORK AVE
1261	1744 N PATCHWORK AVE
1262	1740 N PATCHWORK AVE
1263	1736 N PATCHWORK AVE
1264	1732 N PATCHWORK AVE
1265	1728 N PATCHWORK AVE
1266	1724 N PATCHWORK AVE
1267	1720 N PATCHWORK AVE
1268	1716 N PATCHWORK AVE
1269	1712 N PATCHWORK AVE
1270	1708 N PATCHWORK AVE
1271	1704 N PATCHWORK AVE
1272	1700 N PATCHWORK AVE
1273	1696 N PATCHWORK AVE
1274	1692 N PATCHWORK AVE
1275	1688 N PATCHWORK AVE
1276	1684 N PATCHWORK AVE
1277	1680 N PATCHWORK AVE
1278	1676 N PATCHWORK AVE
1279	1672 N PATCHWORK AVE
1280	1668 N PATCHWORK AVE
1281	1664 N PATCHWORK AVE
1282	1660 N PATCHWORK AVE
1283	1656 N PATCHWORK AVE
1284	1652 N PATCHWORK AVE
1285	1648 N PATCHWORK AVE
1286	1644 N PATCHWORK AVE
1287	1640 N PATCHWORK AVE
1288	1636 N PATCHWORK AVE
1289	1632 N PATCHWORK AVE
1290	1628 N PATCHWORK AVE
1291	1624 N PATCHWORK AVE
1292	1620 N PATCHWORK AVE
1293	1616 N PATCHWORK AVE
1294	1612 N PATCHWORK AVE
1295	1608 N PATCHWORK AVE

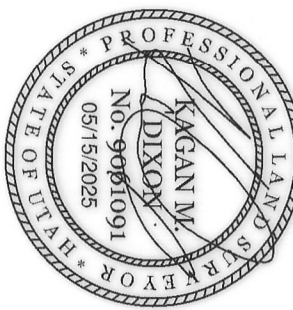
### PLAT NOTES

- GUEST PARKING REQUIREMENT CALCULATED AS 44 UNITS/4+ 11 PARKING SPACES REQUIRED.
- ALL BEARINGS OUTSIDE OF THE PLATTED BOUNDARY ARE TO BE VERIFIED BY REFERENCING THE VARIOUS DOCUMENTS WHICH ESTABLISHED THESE LINES. THEY ARE PROVIDED ON THIS PLAT FOR CONVENIENCE ONLY.
- ALL PRIVATE RIGHT OF WAYS, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- THE TEMPORARY TURN-AROUND EASEMENT ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 599280, RECORDED PLAT 17/2024 IS VACATED WITH THE RECOMBINATION OF THIS PLAT.
- THE WATERLINE EASEMENT ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 599271, RECORDED PLAT 16/2024 IS VACATED WITH THE RECOMBINATION OF THIS PLAT.
- SOME PARKING STALLS HAVE BEEN DESIGNATED AS LIMITED COMMON AND ARE ASSOCIATED WITH SPECIFIC UNIT NUMBERS. STALLS WILL BE COVERED AND ARE NOT INCLUDED IN THE PARKING CALCULATION IN NOTE 1.
- A GEOTECHNICAL REPORT HAS BEEN PERFORMED ON THE SITE BY OTHERS, DATED NOVEMBER 1, 2019.
- THE LIMITED COMMON AREA IN FRONT OF UNITS 1280-1281 AND 1282-1283 IS FOR THE BENEFITED USE OF SAID UNITS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AT ANYTIME WITHIN THIS SHARED DRIVEWAY ACCESS AREA.
- SEE SHEET 1 FOR TYPICAL UNIT AND BUILDING DIMENSIONS FOR PRIVATE AREA OWNERSHIP.

**WILDING**  
ENGINEERING  
14721 SOUTH HERVAGE DRIVE  
BUREAU CITY, UTAH 84305  
WWW.WILDINGENGINEERING.COM

Line #	Length	Direction
LI	0.95	N08°49'50"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	94.55'	100.00'	54°10'20"	N85°04'44"E	91.07'
C2	94.59'	100.00'	54°11'40"	S24°55'56"E	91.10'
C3	56.14'	29.50'	109°01'46"	S87°29'33"E	48.04'
C4	45.70'	74.00'	35°08'34"	S15°24'23"E	44.88'
C5	49.73'	34.00'	83°47'47"	S44°03'48"W	45.41'
C6	105.07'	125.50'	47°58'08"	N61°58'38"E	102.03'
C7	37.69'	74.00'	28°59'08"	N62°29'08"E	37.29'
C8	68.35'	34.00'	115°11'12"	S85°25'42"E	57.41'
C9	103.54'	125.50'	47°16'06"	S71°28'09"E	100.62'
C10	49.37'	34.00'	83°05'46"	N03°33'19"W	45.10'
C11	101.22'	125.50'	46°12'37"	S20°56'24"E	96.50'
C12	2.32'	125.50'	103°30'	S44°34'27"E	2.32'
C13	10.07'	125.50'	43°55'52"	N40°17'30"E	10.07'
C14	12.10'	125.50'	53°13'34"	N45°21'31"E	12.10'
C15	74.40'	125.50'	33°57'57"	N85°05'59"E	73.31'
C16	8.60'	146.77'	31°19'01"	N84°07'46"E	8.50'
C17	56.08'	100.00'	32°07'50"	S16°03'50"E	55.35'
C18	45.05'	542.00'	4°46'44"	S83°56'42"W	45.04'
C19	314.34'	542.00'	33°13'45"	S16°55'58"W	309.95'
C20	32.92'	52.00'	35°49'40"	S89°55'16"E	31.99'
C21	39.19'	52.00'	43°10'36"	S30°25'08"E	38.27'
C22	22.57'	106.54'	12°08'13"	S76°03'08"W	22.53'



R= 542.00'  
L= 359.39'  
Δ= 037°59'29"  
CB= S18°59'50"W  
CD= 352.84'

MIDDLE CANYON DRAINAGE PARCEL  
DEDICATED TO TOOELE CITY  
51,542 SQ FT  
1.183 AC

FEMA ZONE AE FLOOD PLAIN