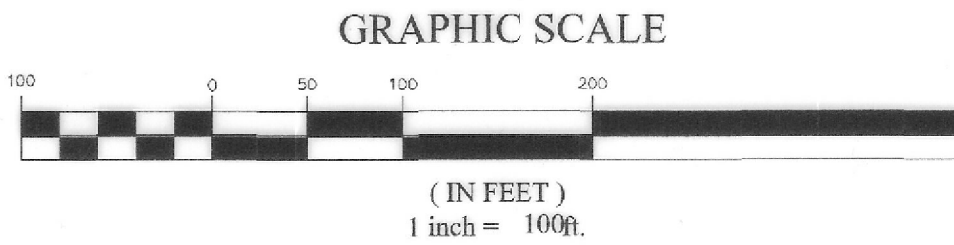


TYPICAL PUBLIC UTILITIES AND DRAINAGE EASEMENT



VICINITY MAP

- LEGEND
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - EXIST. FENCE
 - 5/8x24" REBAR AND CAP (FOCUS ENGINEERING) TO BE SET
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS
 - EXIST. STREET MONUMENT
 - BOUNDARY TO MONUMENT
 - MONUMENT TO MONUMENT

- NOTES:
- NO FENCING SHALL BE CONSTRUCTED THAT INHIBITS ACCESS TO SEWER & STORM DRAIN MANHOLES. NO FENCING ALLOWED IN EASEMENTS.
 - 5/8x24" REBAR & CAP (FOCUS 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.
 - CENTURYLINK IS HEREBY GRANTED A NONEXCLUSIVE 9" UTILITY, TELECOM, AND CABLE EASEMENT ON THE FRONT, REAR, AND SIDES OF ALL LOTS AND BLOCKS CONTAINED IN THIS PLAT.
 - ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF EACH INDIVIDUAL LOT AND CERTIFY IN A "LETTER OF CERTIFICATION" THAT THE FINISHED GRADED LOT IS IN CONFORMANCE TO THE SUBDIVISION GRADING PLAN AND MATCHES THE GRADING INTENT, AND DESIGNED GRADES AT THE FRONT AND REAR LOT CORNERS. CERTIFICATION SHALL BE SUBMITTED AND REVIEWED BY TOOELE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.
 - ENGINEER AND SURVEYOR SHALL PROVIDE AN ASBUILT DRAWING OF EACH INDIVIDUAL LOT AND CERTIFY IN A "LETTER OF CERTIFICATION" THAT THE FINISHED GRADED LOT IS IN CONFORMANCE TO THE SUBDIVISION GRADING PLAN AND MATCHES THE GRADING INTENT, AND DESIGNED GRADES AT THE FRONT AND REAR LOT CORNERS. CERTIFICATION SHALL BE SUBMITTED AND REVIEWED BY TOOELE COUNTY BUILDING DEPT. PRIOR TO OBTAINING BUILDING OCCUPANCY.
 - IT WAS FOUND THAT THE MEASURED DISTANCE OF THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 16, T2S, R4W, SLB&M WAS DIFFERENT THAN WHAT WAS ORIGINALLY SHOWN ON SUBDIVISION PLATS FOR WILD HORSE RANCH. TO RE-ESTABLISH AND PERPETUATE THE RELATIONSHIP OF THE SECTION MONUMENTS AND THE SUBDIVISIONS AS PLATTED, AND LOCATED ON THE GROUND, SAID NORTH 1/4 CORNER OF SECTION 16 WAS HELD AND THE DISTANCE ON THE PREVIOUS PLATS OF 2633.71 FEET ALONG THE SECTION LINE WAS USED TO ESTABLISH THE POSITION OF SAID NORTHWEST CORNER SECTION 16. SEE AFFIDAVITS RECORDED AS ENTRY NO. 557955 AND ENTRY NO. 654613 IN THE OFFICE OF THE TOOELE COUNTY RECORDER.
 - PARCEL B IS TO BE DEEDED TO RIO TINTO BY A SEPARATE DOCUMENT WHEN PLAT IS RECORDED.
 - PARCEL C IS COMMON AREA AND A RETENTION POND EASEMENT TO BE DEEDED TO AND MAINTAINED BY THE WILD HORSE RANCH HOME OWNERS ASSOCIATION (HOA) BY A SEPARATE DOCUMENT WHEN PLAT IS RECORDED.
 - PARCEL D, E, AND F ARE TO BE DEEDED TO AND MAINTAINED BY SPID (STANSBURY PARK IMPROVEMENT DISTRICT) BY A SEPARATE DOCUMENT WHEN PLAT IS RECORDED.
 - EASEMENTS MAY NOT BE SERVED BY GRAVITY OPERATED SEWER SYSTEM. PRIVATE EJECTOR PUMPS MAY BE REQUIRED.
 - NO TREES ARE ALLOWED WITHIN THE PARKSTRIP OF LOTS 1307-1311. AND SHALL REMAIN CLEAR & UNOBTSTRUCTED OF STRUCTURES AND ALL OTHER UTILITIES FOR THE ACCESS, OPERATION, AND MAINTENANCE, OF STANSBURY PARK IMPROVEMENT DISTRICTS SEWER LINE (ENTRY NO. 335721).
 - ALL NON-RESIDENTIAL PARCELS SHOWN HEREON ARE NON-IRRIGATED.

SHEET 1 OF 2

STANSBURY SERVICE AGENCY

APPROVED THIS 16 DAY OF

July A.D. 2024
Micah W. Peters
Chairman

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2016-0015-01

PREPARED FOR

CLEARWATER HOMES
300 WEST 180 SOUTH
SALT LAKE CITY, UTAH 84101
(801) 599-1839
CONTACT: MICAH PETERS

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS DAY OF A.D. 20

May 23, 2024
Director, TOOELE COUNTY HEALTH DEPARTMENT

PUBLIC UTILITIES AND DRAINAGE EASEMENT LOT 1301

N.T.S.

THE STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS 12 DAY OF

August A.D. 2025
Paul J. Felt
Manager

NORTH TOOELE COUNTY FIRE DISTRICT

APPROVED THIS 15th DAY OF July A.D. 2024

Chief, NORTH TOOELE COUNTY FIRE DISTRICT

COMMUNITY DEVELOPMENT

APPROVED THIS 12 DAY OF

August A.D. 2025
Joshua D. Pelt
Planner

TOOELE COUNTY TREASURER

APPROVED AS TO FORM THIS 23rd DAY OF July A.D. 2024
ALL PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

Michael K. Pelt
TOOELE COUNTY TREASURER

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS 17th DAY OF August A.D. 2024

Chair, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY ATTORNEY

APPROVED AS TO FORM THIS

May 25, 2024
Scott A. Broadhead
TOOELE COUNTY ATTORNEY

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS 23rd DAY OF May

Director, TOOELE COUNTY SURVEY DEPARTMENT

TOOELE COUNTY ENGINEERING DEPARTMENT

APPROVED THIS DAY OF

May 23, 2024
Jacob M. Clegg
Director,
TOOELE COUNTY ENGINEERING DEPARTMENT

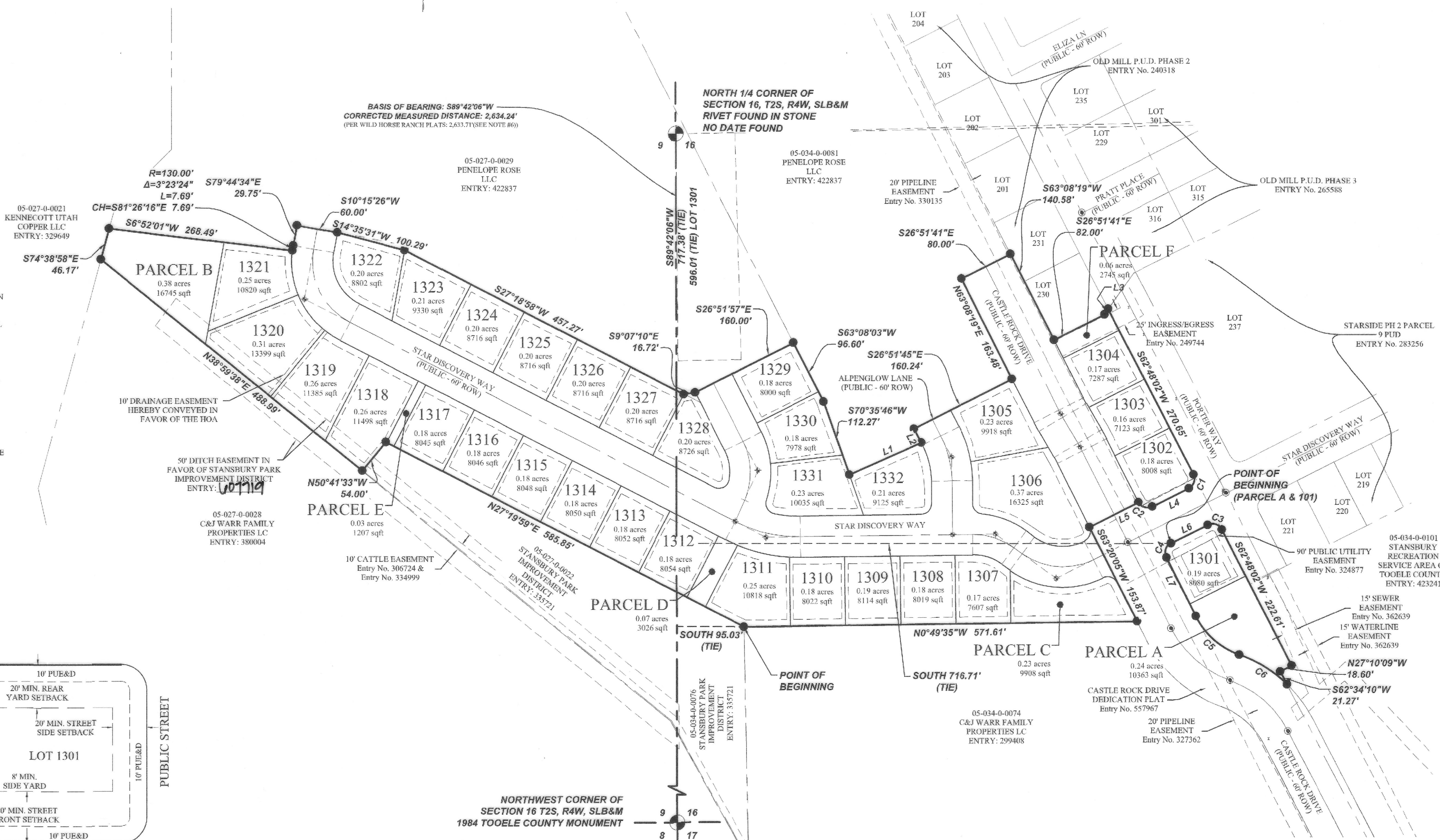
WILD HORSE RANCH PHASE 13

SUBDIVISION FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 9 AND THE NW 1/4 OF SECTION 16, T2S, R4W, SALT LAKE BASE & MERIDIAN STANSBURY PARK, TOOELE COUNTY, UTAH

Boundary Line Table			
LINE	DIRECTION	LENGTH	
L1	S24°05'51"E	114.48	
L2	N63°08'36"E	22.95	
L3	S54°40'48"E	9.84	
L4	N26°39'55"W	59.32	
L5	N26°39'55"W	80.00	
L6	S26°39'55"E	60.16	
L7	N63°20'05"E	95.54	

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°32'03"	23.70	N71°55'57"W	21.31
C2	15.00	90°00'00"	23.56	N18°20'05"E	21.21
C3	15.00	89°27'57"	23.42	N18°04'03"W	21.11
C4	15.00	90°00'00"	23.56	S71°39'55"E	21.21
C5	114.00	43°31'56"	86.62	N41°34'07"E	84.55
C6	194.00	24°20'06"	82.40	N31°58'12"E	81.78



CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 15 DAY OF July A.D. 2024, I, Paul J. Peterson, Notary Public, in and for the County of Salt Lake, in said State of Utah, do hereby certify that the undersigned, Micah W. Peters, Chairman of the Stansbury Park Improvement District, and Joshua D. Pelt, Planner of the Stansbury Park Improvement District, have appeared before me and acknowledged to me that he/she is the owner of the property described in the foregoing instrument, and that he/she has signed the instrument for the purposes therein mentioned.
MY COMMISSION EXPIRES: 10/13/28
MY COMMISSION No. 726266
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
PRINTED FULL NAME OF NOTARY: Paul J. Peterson

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 15 DAY OF July A.D. 2024, I, Paul J. Peterson, Notary Public, in and for the County of Salt Lake, in said State of Utah, do hereby certify that the undersigned, Micah W. Peters, Chairman of the Stansbury Park Improvement District, and Joshua D. Pelt, Planner of the Stansbury Park Improvement District, have appeared before me and acknowledged to me that he/she is the owner of the property described in the foregoing instrument, and that he/she has signed the instrument for the purposes therein mentioned.
MY COMMISSION EXPIRES: 10/13/28
MY COMMISSION No. 726266
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
PRINTED FULL NAME OF NOTARY: Paul J. Peterson

WILD HORSE RANCH PHASE 13

SUBDIVISION FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 9 AND THE NW 1/4 OF SECTION 16, T2S, R4W, SALT LAKE BASE & MERIDIAN STANSBURY PARK, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

NO. 622251
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Thomas Calton
DATE 8/12/2025 TIME 11:33 am BOOK 25 PAGE 23
124.00
FEE \$
Rylisha Ulfin Deputy
TOOELE COUNTY RECORDER

