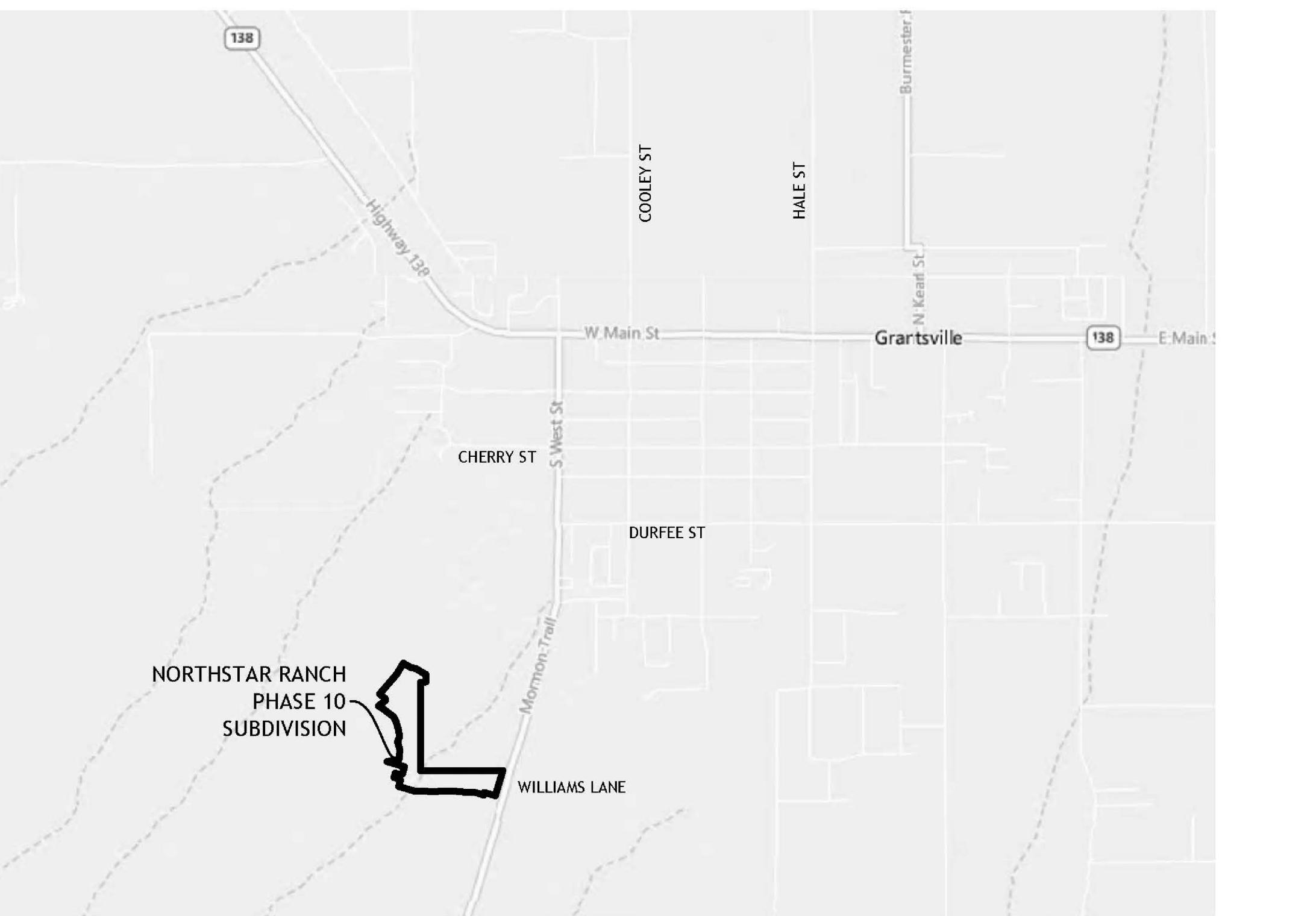


NORTHSTAR RANCH PHASE 10 SUBDIVISION

FINAL PLAT

A RESIDENTIAL SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 1, AND THE EAST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

LOT NO.	AREA (sf)	AREA (AC)	Water Allocation (AF)
1001	13382	0.307	0.81
1002	8387	0.193	0.59
1003	7849	0.180	0.57
1004	7855	0.180	0.57
1005	7860	0.180	0.57
1006	7866	0.181	0.57
1007	7872	0.181	0.57
1008	7878	0.181	0.57
1009	7884	0.181	0.57
1010	7890	0.181	0.57
1011	7895	0.181	0.57
1012	7901	0.181	0.57
1013	7907	0.182	0.57
1014	8158	0.187	0.58
1015	8079	0.185	0.58
1016	8346	0.192	0.59
1017	16080	0.369	0.93
1018	14654	0.336	0.87
1019	13068	0.300	0.80
1020	11696	0.268	0.74
1021	10358	0.238	0.68
1022	10391	0.239	0.68
1023	10797	0.248	0.70
1024	12468	0.286	0.77
1025	16221	0.372	0.94
1026	29343	0.674	1.53
1027	14006	0.322	0.84
1028	12731	0.292	0.79
1029	13913	0.319	0.84
1030	22268	0.511	1.21
1031	21983	0.505	1.20
1032	23465	0.539	1.26
1033	14430	0.331	0.86
1034	10920	0.251	0.70
1035	11835	0.272	0.75
1036	17479	0.401	1.00
1037	19172	0.440	1.07
1038	15534	0.357	0.91
1039	11553	0.265	0.73
1040	12739	0.292	0.79
1041	13442	0.309	0.82
1042	13231	0.304	0.81
1043	13938	0.320	0.84
1044	18832	0.432	1.06
1045	16324	0.375	0.95
1046	10006	0.230	0.66
1047	7872	0.181	0.57
1048	8011	0.184	0.58
1049	7601	0.174	0.56
1050	7388	0.170	0.55
1051	7148	0.164	0.54
1052	10077	0.231	0.67
1053	10022	0.230	0.66
1054	7054	0.162	0.53
1055	7008	0.161	0.53
1056	7446	0.171	0.55
1057	7885	0.181	0.57
1058	10726	0.246	0.70
1059	17437	0.400	1.00
1060	10046	0.231	0.67
Parcel A	50974	1.170	3.12
Parcel B	4320	0.099	0.26
Parcel C	18453	0.424	NATIVE
Parcel D	20739	0.476	NATIVE
Parcel E	29469	0.677	1.80



EASEMENT APPROVAL

VICINITY MAP
N.T.S.

DOMINION ENERGY	DATE
COMCAST	DATE
CENTURY LINK	DATE

ROCKY MOUNTAIN POWER NOTES:

- 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.
- PURSUANT TO UTAH CODE ANN. § 17-28A-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 PACIFIC CORP HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20_____
By: *Caridis Miller* Aug 22, 2025

TITLE: _____

ROCKY MOUNTAIN POWER REPRESENTATIVE

Foster Greenwood Aug 26, 2025

ROCKY MOUNTAIN POWER

APPROVED BY CITY ENGINEER GRANTSVILLE CITY, UT

FOR PUBLIC IMPROVEMENTS ONLY (SHEETS _____)

BY _____ DATE _____

CITY ENGINEER

Brayden Paugh Sep 6, 2025

ATTEST: Sep 4, 2025

MAYOR Aug 30, 2025

GRANTSVILLE CITY ATTORNEY

Tyson Barker Sep 5, 2025

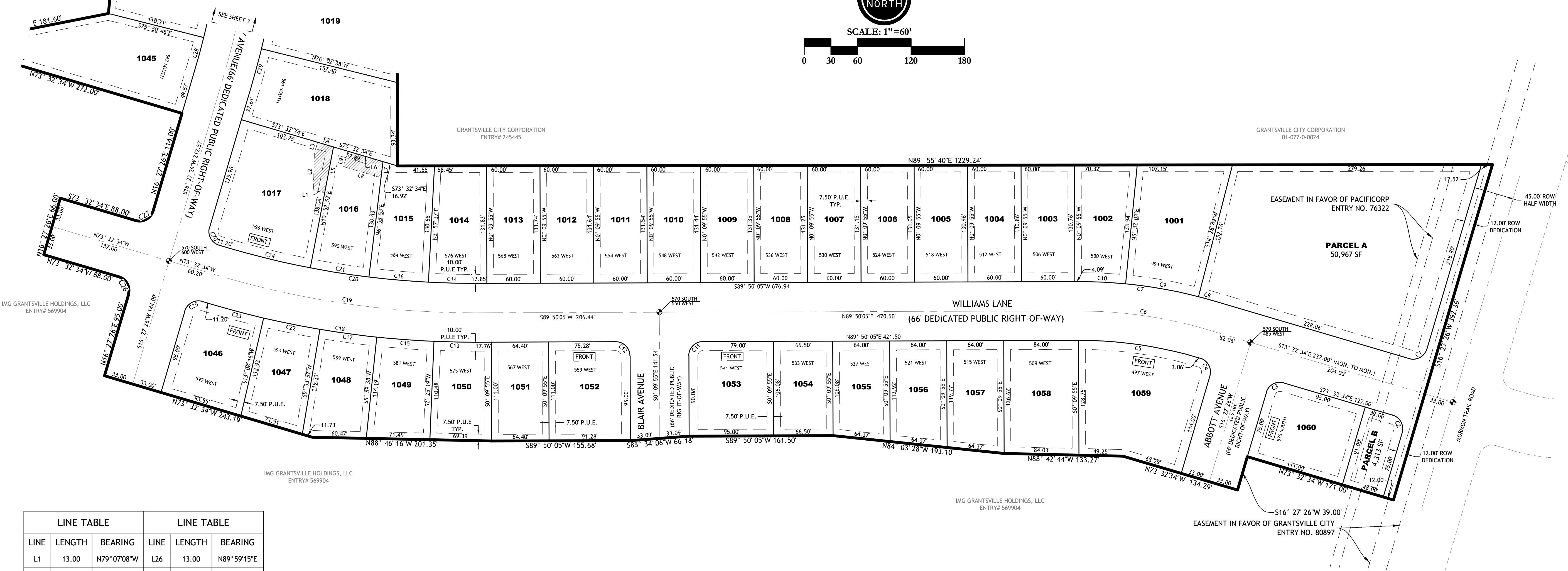
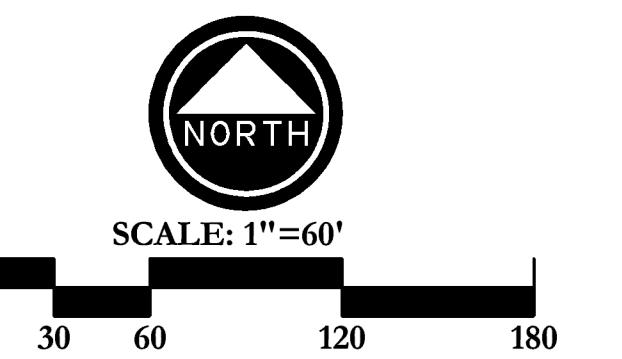
GRANTSVILLE CITY ATTORNEY

NORTHSTAR RANCH PHASE 10 SUBDIVISION

FINAL PLAT

A RESIDENTIAL SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 1, AND THE EAST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE, TOOKELE COUNTY, UTAH

BASIS OF BEARING
SOUTH 00° 05'59" WEST, BEING THE BEARING BETWEEN THE WEST QUARTER OF SECTION 1, AND THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SLB&M.



NORTHSTAR RANCH PHASE 10 SUBDIVISION



SCALE: 1"=60'

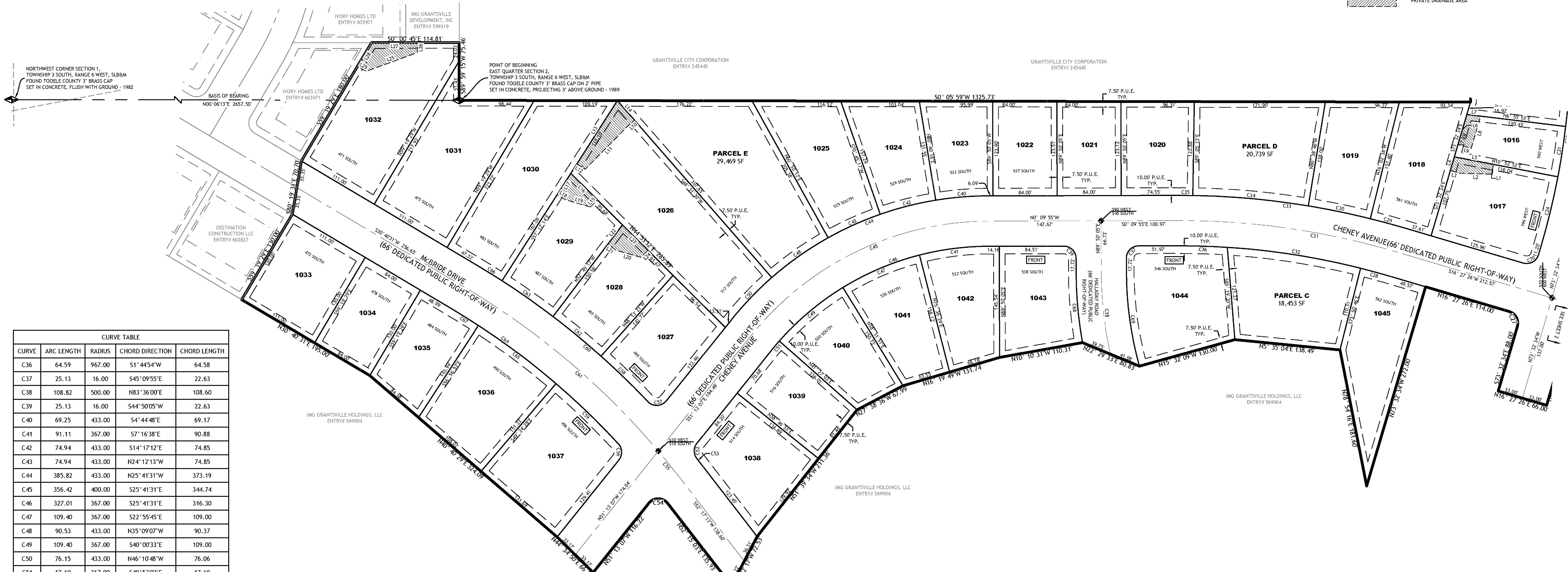
FINAL PLAT

**A RESIDENTIAL SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 1, AND THE EAST HALF
OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF
GRANTSVILLE, TOOKEE COUNTY, UTAH**

BASIS OF BEARING
NORTH 00°06'13" EAST, BEING THE BEARING BETWEEN THE EAST QUARTER OF SECTION 2, AND THE
NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SLB&M.

LEGEND

————— BOUNDARY LINE
 ————— LOT LINE
 - - - - - SECTION LINE
 - - - - - CENTERLINE / MONUMENT LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - SURVEY TIE LINE
 ————— RIGHT OF WAY LINE
 - - - - - EASEMENT LINE
 ◆ SECTION CORNER (FOUND)
 ● ROAD MONUMENT
 (SET OR FOUND AS NOTED)
 [Hatched box] PRIVATE DRAINAGE AREA



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C36	64.59	967.00	S1° 44'54"W	64.58
C37	25.13	16.00	S45° 09'55"E	22.63
C38	108.82	500.00	N83° 36'00"E	108.60
C39	25.13	16.00	S44° 50'05"W	22.63
C40	69.25	433.00	S4° 44'48"E	69.17
C41	91.11	367.00	S7° 16'38"E	90.88
C42	74.94	433.00	S14° 17'12"E	74.85
C43	74.94	433.00	N24° 12'13"W	74.85
C44	385.82	433.00	N25° 41'31"W	373.19
C45	356.42	400.00	S25° 41'31"E	344.74
C46	327.01	367.00	S25° 41'31"E	316.30
C47	109.40	367.00	S22° 55'45"E	109.00
C48	90.53	433.00	N35° 09'07"W	90.37
C49	109.40	367.00	S40° 00'33"E	109.00
C50	76.15	433.00	N46° 10'48"W	76.06
C51	17.10	367.00	S49° 53'02"E	17.10
C52	21.45	16.00	S89° 37'21"E	19.88
C53	5.65	1033.00	N52° 07'49"E	5.65
C54	28.89	16.00	N0° 30'58"E	25.12
C55	44.15	1000.00	S51° 01'20"W	44.15
C56	22.74	16.00	S88° 03'24"W	20.88
C57	27.30	16.00	S2° 20'43"E	24.10
C58	85.65	1033.00	S44° 09'10"W	85.62
C59	113.75	967.00	S43° 57'43"W	113.69
C60	285.81	1033.00	N38° 36'06"E	284.90
C61	333.04	1000.00	S40° 12'59"W	331.51
C62	81.71	1033.00	S39° 30'41"W	81.69
C63	81.71	1033.00	S34° 58'45"W	81.69
C64	281.12	967.00	S39° 00'13"W	280.13
C65	127.28	967.00	S36° 49'17"W	127.18
C66	36.73	1033.00	S31° 41'39"W	36.73
C67	40.09	967.00	S31° 51'47"W	40.09
C68	93.12	533.00	S84° 49'47"W	93.00
C69	125.28	467.00	N82° 08'58"E	124.91
C70	25.13	16.00	N28° 32'34"W	22.63

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C29	45.10	1033.00	S15°12'24"W	45.09
C30	82.97	1033.00	S11°39'18"W	82.95
C31	290.12	1000.00	S8°08'45"W	289.10
C32	177.08	967.00	N8°54'29"E	176.83
C33	299.69	1033.00	N8°08'45"E	298.64
C34	152.18	1033.00	S5°08'01"W	152.04
C35	19.45	1033.00	S0°22'26"W	19.45

NORTHSTAR RANCH PHASE 10 SUBDIVISION
A RESIDENTIAL SUBDIVISION LOCATED IN THE WEST HALF OF SECTION
1, AND THE EAST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6
WEST, SALT LAKE BASE AND MERIDIAN, CITY OF GRANTSVILLE,
TOOELE COUNTY, UTAH

DEVELOPER
DEVELOPMENT LLC
111 WOOD OAK LANE
LAKE CITY, UT 84117
301-747-7000

SHEET 3 OF 3



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

RECORDED # 623602 .
STATE OF UTAH, COUNTY OF TOOKE, RECORDED AND FILED AT THE REQUEST
OF: Ross Dinsdale
DATE: 9/15/2025 TIME: 3:40 pm BOOK: 25 PAGE: 26

Rylisha Ulin Deputy
TOOELE COUNTY RECORDER