

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE MERIDIAN  
TOOELE COUNTY, TOOELE CITY, UTAH



I, Joseph Don Richardson, Professional Land Surveyor No. 4265 (152050), State of Utah, as President of RICHARDSON SURVEYING, INC., a Utah corporation, certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as LINDA VISTA SUBDIVISION PHASE 1 - 1ST AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Beginning at a point North 00°20'00" West 1323.45 feet along the Section line from the Southwest Corner of Section 26, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence North 00°20'00" West 400.00 feet along said Section line; thence North 89°44'58" East 435.60 feet; thence South 00°20'00" East 400.00 feet to the northerly boundary of Loma Vista Subdivision, recorded 8/1/2007 as Entry Number 290235 to the Tooele County Recorder's office; thence South 89°44'58" West 435.60 feet along last said northerly boundary to the point of beginning.

Containing 4.00 Acres, m/l.

The basis of bearing of this description is North 00°20'00" West 2646.84 feet from a Tootle County Surveyor's Office Dependent Resurvey brass cap monument representing the Southwest Corner of said Section 26 to a Tootle County Surveyor's Office Dependent Resurvey brass cap monument representing the West Quarter Corner of said Section 26. Subject to and together with agreements, conditions, restrictions, easements, rights, rights-of-way, reservations, and covenants of record, or apparent use, or enforceable in law or equity.

Know all men by these presents that I/we, the under-signed owner(s) of the above described tracts of land, having caused same to be subdivided into lots and street, together with easements, hereafter known as the

do hereby dedicate to Tooele City all those tracts of land designated on this plat as streets, the same to be used as public thoroughfares forever. The undersigned Owner(s) also hereby convey(s) 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 public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand(s) this \_\_\_\_ day of \_\_\_\_\_  
A.D., 20\_\_\_\_.

By: Bart Powell

By: \_\_\_\_\_

STATE OF UTAH  
COUNTY OF TOOELE

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_. \_\_\_\_\_

personally appeared before me, the undersigned Notary public, in and for said County of \_\_\_\_\_ in State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

My commission expires \_\_\_\_\_  
residing in \_\_\_\_\_ Notary Public



PREPARED BY:  
RICHARDSON SURVEYING,  
INC.  
3448 SOUTH 100 WEST  
BOUNTIFUL UTAH 84010  
PHONE: (801) 298-1615  
EMAIL: [rsurvey@gmail.com](mailto:rsurvey@gmail.com)

**OWNER: BART POWELL, JACK WALTERS**  
**435-840-3010**  
**1094 NORTH MAIN ST. TOOELE, UT 84074**

DRN: BVB DATE: 2018.12.20

DFS: RVB DATE: 2018.12.20

CKD: JDR      DATE:

SCALE: AS SHOWN

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JOB # 16-45008

V-101

P. 1 OF 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26  
TOWNSHIP 3 SOUTH, RANGE 4 WEST,  
SALT LAKE MERIDIAN,  
CITY OF TOOELE, TOOELE COUNTY, UTAH

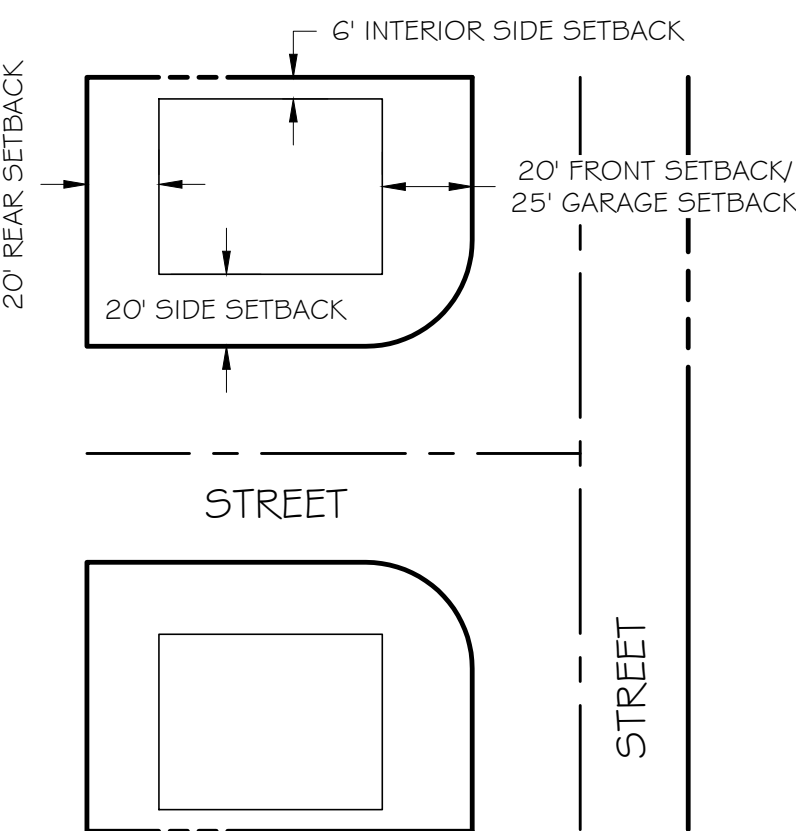
COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE  
REQUEST OF : \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES: \_\_\_\_\_  
TOOELE COUNTY RECORDER

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	46.38	29.50	90° 04' 59"	S44° 42' 28"W	41.75
C2	18.35	89.50	11° 44' 41"	S83° 52' 38"W	18.31
C3	49.05	89.50	31° 24' 00"	S62° 18' 17"W	48.44
C4	49.05	89.50	31° 24' 00"	S30° 54' 17"W	48.44
C5	24.27	89.50	15° 32' 17"	S7° 26' 09"W	24.20
C6	94.48	60.00	90° 13' 32"	N45° 13' 15"W	85.02
C7	159.13	60.00	151° 57' 45"	S13° 41' 06"W	116.43
C8	15.40	60.00	14° 42' 37"	S69° 39' 05"E	15.36
C9	24.07	18.00	76° 37' 13"	N38° 37' 39"W	22.32
C10	46.38	29.50	90° 04' 58"	N44° 42' 29"E	41.75
C13	93.55	59.50	90° 05' 00"	N44° 42' 31"E	84.21
C14	140.72	89.50	90° 04' 58"	N44° 42' 29"E	126.66

1. PROPERTY CORNERS AT THE FRONT OF LOTS ARE REFERENCED BY OFFSET LEAD AND MAG NAILS PLACED IN THE CURB.
2. PU4DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
3. THE INFORMATION HEREON IS SUBJECT TO AND CONDITIONAL UPON EASEMENTS, RIGHTS-OF-WAY, CODES, COVENANTS, CONDITIONS, AGREEMENTS, OBLIGATIONS, RESTRICTIONS OF RECORD, HISTORICAL USE, AND ACCORDING TO THE EXCEPTIONS AS DETAILED BY THE OWNERS' RECORDS AND SUBSEQUENT TITLE INSURANCE POLICIES WHICH ARE HEREBY MADE A PART OF THIS SURVEY. THIS SURVEY IS SUBJECT TO ANY FACTS, CONFLICTS OR DISCREPANCIES WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CORRECT TITLE INSURANCE POLICY.
4. THIS SURVEY DOES NOT INCLUDE LOCATION NOR EVALUATION OF HAZARDOUS, DELETERIOUS NOR ENVIRONMENTAL CONDITIONS WHICH MAY EXIST DUE TO THE CURRENT OR PRIOR USES OF THIS PROPERTY, OR DUE TO THE FORCES OF NATURE OR BY REASON OF THE LOCATION OF THIS PROPERTY IN OR NEAR SUCH HAZARDOUS, DELETERIOUS OR ENVIRONMENTAL CONDITIONS, WHETHER MAN-MADE OR NATURAL. THIS SURVEY DOES NOT INCLUDE LOCATION NOR EVALUATION OF NEERAL RIGHTS, WATER RIGHTS NOR WATER FACILITIES.

- SET  $\frac{3}{8}$ " REBAR, 24 INCH LONG WITH PLASTIC CAP  
MARKED "RICHARDSON SURVEYING, INC PLS 152050"
- \_\_\_\_\_ EASEMENT
- - - - - SECTION LINE
- ===== PROPERTY LINE
- - - - - CENTERLINE
- ⊕ STREET MONUMENT SET PER CITY STANDARDS
- ⊕ FOUND BRASS CAP STREET MONUMENT
- ★ SET LEAD # MAG NAIL IN CURB AT LOT LINE EXTENDED



<p align="center"><b>COUNTY HEALTH DEPT.</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY HEALTH DEPARTMENT.</p> <p>_____</p> <p align="center">TOOELE COUNTY HEALTH DEPARTMENT</p>	<p align="center"><b>CITY ATTORNEY</b></p> <p>APPROVED AS TO FORM ON THIS ____ DAY OF _____ A.D. 20____.</p> <p>_____</p> <p align="center">TOOELE CITY ATTORNEY</p>
<p align="center"><b>COMMUNITY DEVELOPMENT</b></p> <p>APPROVED AS TO FORM ON THIS ____ DAY OF _____ A.D. 20____.</p> <p>_____</p> <p align="center">TOOELE CITY COMMUNITY DEVELOPMENT</p>	<p align="center"><b>CITY ENGINEER</b></p> <p>APPROVED AS TO FORM ON THIS ____ DAY OF _____ A.D. 20____.</p> <p>_____</p> <p align="center">CITY ENGINEER</p>
<p align="center"><b>COUNTY TREASURER</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY TREASURER.</p> <p>_____</p> <p align="center">TOOELE COUNTY TREASURER</p>	<p align="center"><b>COUNTY SURVEY DEPT.</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY SURVEY DEPT.</p> <p>RECORD OF SURVEY FILE # <u>2017-</u>_____.</p> <p>DATE: _____</p> <p align="center">TOOELE COUNTY SURVEY DIRECTOR</p>

CITY COUNCIL

APPROVED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE CITY COUNCIL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST: CITY RECORDER \_\_\_\_\_

CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ A.D. 20\_\_\_\_ BY THE TOOELE CITY  
PLANNING COMMISSION.

\_\_\_\_\_  
CHAIRMAN TOOELE CITY PLANNING COMMISSION

**ROCKY MOUNTAIN POWER**

ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS  
FILE SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT  
CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY  
REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT.  
THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF  
ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED  
BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE  
ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS  
CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE  
OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A  
GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE.  
FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN  
POWER AT 1-800-469-3981.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ROCKY MOUNTAIN POWER

BY - \_\_\_\_\_

TITLE - \_\_\_\_\_

**DOMINION ENERGY**

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

DOMINION ENERGY

BY - \_\_\_\_\_

TITLE - \_\_\_\_\_