

ENGLAND RIDGE SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, **TOWNSHIP 3 SOUTH, RANGE 4 WEST,** SALT LAKE BASE AND MERIDIAN TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP NOT TO SCALE

	PROP	ERTY LII	NE CURV	E TABLE	u Good Coutoenus universales de Vadoricas estas
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	214.50'	216.69'	57°52'52"	S40°31'54"E	207.59'
PC2	370.00'	63.86'	9°53'22"	N5°17'13"W	63.78'
PC3	430.00'	75.05'	10°00'00"	N5°13'54"W	74.95'
PC4	330.00'	54.03'	9°22'50"	N4°27'31"E	53.97'

	CENTI	ERLINE (CURVE T	ABLE	
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CL1	100.00'	12.90'	7°23'36"	N86°32'06"W	12.90'
CL2	100.00'	46.25'	26°29'54"	N69°35'21"W	45.84'
CL3 (TOTAL)	100.00'	59.15'	33°53'30"	N73°17'09"W	58.29'
CL4	200.00'	48.69'	13°56'55"	S63°18'52"E	48.57'
CL5	500.00'	51.88'	5°56'41"	N67°18'58"W	51.86'
CL6	500.00'	0.29'	0°02'00"	N64°19'38"W	0.29'
CL7 (TOTAL)	500.00'	52.17'	5°58'41"	N67°17'58"W	52.14'
CL8	500.00'	558.80'	64°02'02"	N32°17'37"W	530.17
CL9	100.00'	22.38'	12°49'14"	S27°14'59"W	2,2.33',
CL10	100.00'	36.77'	21°04'16"	S10°18'14"W	36.57
CL11 (TOTAL)	100.00'	59.15'	33°53'30"	S16°42'51"W	58.29'
CL12	200.00'	43.40'	12°26'04"	N83°46'58"W	43.32'
CL13	200.00'	46.27'	13°15'18"	N70°56'17"W	46.17'
CL14 (TOTAL)	200.00'	89.67'	25°41'22"	N77°09'19"W	88.92'
CL15	300.00'	333.20'	63°38'14"	N32°29'31"W	316.34
CL16	300.00'	1.76'	0°20'12"	N0°30'18"W	1.76'
CL17 (TOTAL)	300.00'	334.96'	63°58'27"	N32°19'25"W	317.84
CI 40					

CL18 59.50' 93.47' 90°00'21" S44°39'38"W 84.15'

		CURVE	ETABLE			·			CURVE	TABLE		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD		CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	29.50'	63.79'	123°53'30"	S61°42'51"W	52.07'		C29	29.50'	14.08'	27°20'37"	N76°39'53"W	13.95'
C2	29.50'	39.74'	77°10'46"	N17°45'01"W	36.80'		C30	60.00'	33.72'	32°12'25"	N79°05'47"W	33.28'
C3	130.00'	27.89'	12°17'34"	S14°41'35"W	27.84'		C31	60.00'	43.66'	41°41'16"	S63°57'23"W	42.70'
C4	130.00'	19.92'	8°46'42"	N4°09'27"E	19.90'		C32	60.00'	43.66'	41°41'16"	S22°16'06"W	42.70'
C5 (TOTAL)	130.00'	47.81'	21°04'16"	S10°18'14"W	47.54'		C33	60.00'	43.66'	41°41'16"	S19°25'10"E	42.70'
C6	29.50'	14.08'	27°20'37"	N13°26'24"E	13.95'		C34	60.00'	23.40'	22°21'15"	S51°26'26"E	23.26'
C7	60.00'	5.67'	5°25'03"	N24°24'12"E	5.67'		C35 (TOTAL)	60.00'	188.10'	179°37'29"	N27°11'41"E	120.00'
C8	60.00'	54.61'	52°09'13"	N4°22'56"W	52.75'		C36	29.50'	28.68'	55°42'34"	S34°45'46"E	27.57'
C9	60.00'	44.82'	42°47'43"	N51°51'24"W	43.78'		C37	330.00'	52.06'	9°02'19"	S11°25'39"E	52.00'
C10	60.00'	46.17'	44°05'21"	S84°42'04"W	45.04'		C38	330.00'	55.77'	9°41'02"	S20°47'19"E	55.71'
C11 (TOTAL)	60.00'	151.27'	144°27'20"	S45°06'57"E	114.27'		C39	330.00'	56.23'	9°45'45"	S30°30'42"E	56.16'
C12	29.50'	14.08'	27°20'37"	S76°19'42"W	13.95'		C40	330.00'	55.77'	9°41'02"	S40°14'06"E	55.71'
C13	170.00'	70.22'	23°40'02"	N78°09'59"W	69.72'		C41	330.00'	60.52'	10°30'25"	S50°19'49"E	60.43'
C14	170.00'	6.00'	2°01'20"	N65°19'18"W	6,00'		C42	330.00'	50.26'	8°43'37"	S59°56'50"E	50.21'
C15 (TOTAL)	170.00	76.22'	25°41'22"	N77°09'19"W	75.59'		C43 (TOTAL)	330.00'	330.61'	57°24'09"	N35°36'34"W	316.96'
C16	270.00'	4.42'	0°56'17"	N63°50'29"W	4.42'		C44	29.50'	46.34'	90°00'00"	S19°18'38"E	41.72'
C17	270.00'	80.32'	17°02'38"	N54°51'02"W	80.02'		C45	29.50'	39.51'	76°44'42"	N64°03'43"E	36.63'
C18	270.00'	94.42'	20°02'14"	N36°18'36"W	93.94'		C46	230.00'	36.62'	9°07'17"	S82°07'35"E	36.58'
C19	270.00'	73.03'	15°29'49"	N18°32'34"W	72.80'		C47	230.00'	13.30'	3°18'46"	S88°20'37"E	13.30'
C20	270.00'	47.69'	10°07'16"	N5°44'02"W	47.63'		C48 (TOTAL)	230.00'	49.92'	12°26'04"	N83°46'58"W	49.82'
C21 (TOTAL)	270.00'	299.88'	63°38'14"	N32°29'31"W	284.71		C49	29.50'	46.22'	89°46'06"	S45°06'57"E	41.63'
C22	29.50'	46.51'	90°20'12"	N44°29'42"E	41.84'		C50	29.50'	56.61'	109°56'35"	S54°44'23"W	48.31'
C23	89.50'	42.37'	27°07'35"	N76°06'01"E	41.98'		C51	467.00'	48.45'	5°56'41"	N67°18'58"W	48,43'
C24	89.50'	98.22'	62°52'46"	N31°05'51"E	93.37'		C52	29.50'	46.36'	90°02'00"	N19°19'38"W	41.73'
C25 (TOTAL)	89.50'	140.59'	90°00'21"	S44°39'38"W	126.58'		C53	29.50'	46.34'	90°00'00"	S70°41'22"W	41.72'
C26	330.00'	27.01'	4°41'25"	S6°48'14"W	27.01'		C54	467.00'	36.73'	4°30'23"	N62°03'27"W	36.72'
C27	330,00'	27.01'	4°41'25"	S2°06'49"W	27.01'		C55	467.00'	78.22'	9°35'45"	N55°00'23"W	78.12'
C28	29.50'	46.34'	90°00'21"	S44°39'38"W	41.72'		C56	467.00'	78.33'	9°36'39"	N45°24'11"W	78.24'
NATIONAL NATIONAL PROPERTY OF STREET,	PLANTE AND		I.			3						

		CURVE	TABLE		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C57	467.00'	78.33'	9°36'39"	N35°47'32"W	78.24'
C58	467.00'	78.33'	9°36'39"	N26°10'53"W	78.24'
C59	467.00'	78.33'	9°36'39"	N16°34'15"W	78.24'
C60	467.00'	78.33'	9°36'35"	N6°57'38"W	78.23'
C61	467.00'	15.32'	1°52'44"	N1°12'58"W	15.31'
C62 (TOTAL)	467.00'	521.92'	64°02'02"	N32°17'37"W	495.18'
C63	29.50'	46.34'	90°00'00"	S44°43'24"W	41.72'
C64	29.50'	46.34'	90°00'00"	S45°16'36"E	41.72'
C65	533.00'	19.65'	2°06'46"	S1°19'59"E	19.65'
C66	533.00'	62.42'	6°42'34"	S5°44'39"E	62.38'
C67	533.00'	57.94'	6°13'44"	S12°12'48"E	57.92'
C68	533.00'	57.94'	6°13'43"	S18°26'32"E	57.91'
C69	533.00'	63.57'	6°49'59"	S24°58'23"E	63.53'
C70	533.00'	69.62'	7°29'04"	S32°07'54"E	69.57'
C71	533.00'	68.10'	7°19'12"	S39°32'02"E	68.05'
C72	533.00'	63.50'	6°49'34"	S46°36'25"E	63.46'
C73	533.00'	60.26'	6°28'40"	S53°15'32"E	60.23'
C74	533.00'	62.44'	6°42'44"	S59°51'15"E	62.41'
C75	533.00'	10.24'	1°06'01"	N63°45'37"W	10.24'
C76 (TOTAL)	533.00'	595.68'	64°02'02"	N32°17'37"W	565.16'
Ç77	533.00'	55.61'	5°58'41"	S67°17'58"E	55.59'
C78	167.00'	40.66′	13°56'55"	S63°18'52"E	40.56'
C79	133.00'	61.51'	26°29'54"	N69°35'21"W	60.96'
C80	29.50'	31.79'	61°44'41"	S51°57'57"E	30.27'
C81	29.50'	10.74'	20°51'42"	S10°39'45"E	10.68'
C82 (TOTAL)	29.50'	42.53'	82°36'24"	S41°32'06"E	38.94'

LINE DEADING LENGTH							
LINE	BEARING	LENGTH					
L1	S89°46'06"W	41.70'					
L2	S89°46'06"W	30.47'					
L3	S56°20'24"E	30.47'					
L4	S56°20'24"E	. 24.47'					
L5	S70°17'19"E	24.47'					
L6	S70°17'19"E	26.11'					
L7	S64°18'38"E	26.11'					
L8 (MON. TO MON.)	S0°16'36"E	87.30'					
L9	S33°39'36"W	27.11'					
L10	S33°39'36"W	30.47'					
L11 (MON. TO PI)	S33°39'36"W	57.58'					
L12	S0°13'54"E	30.47'					
L13	S62°53'17"E	60.00'					
L14	N27°20'37"W	60.00'					
L15	N44°53'03"E	28.23'					
L16	N90°00'00"E	45.60'					
L17	S64°18'38"E	45.60'					
L18	S27°22'57"W	60.00'					
L19	N27°00'25"E	60.00'					
L20 (MON. TO MON.)	S0°20'11"E	58.09'					
L21	N0°20'32"W	63.18'					
L22	N0°20'32"W	7.31'					
L23 (TOTAL)	N0°20'32"W	70.49'					

ROCKY MOUNTAIN POWER COMPANY 1. 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. 2. PURSUANT TO UTAH CODE ANN. § 17-27A-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 ROCKY MOUNTAIN POWER HAS UNDER: (1) A RECORDED EASEMENT OR RIGHT-OF WAY THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR (4) ANY OTHER PROVISION OF LAW. **DOMINION ENERGY** DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES 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 RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

DOMINION ENERGY TOOELE CITY COUNCIL IXC DAY OF MIRCH , A.D. 20_____, BY THE TOOELE CITY COUNCIL.

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS 3rd DAY OF March

Dominion Energy Utah - Note with an existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah may require additional 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 acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY

COUNTY TREASURER APPROVAL

dba DOMINION ENERGY UTAH

COUNTY HEALTH

DEPARTMENT APPROVAL

APPROVED THIS $\frac{3}{3}$ DAY OF $\frac{\text{March}}{1000}$, 20 $\frac{20}{3}$, 30 $\frac{20}{3}$

ENSIGN Phone: 435.843.350 Fax: 435.578.0108

TOOELE Tooele, Utah 84074

CEDAR CITY Phone: 435:865.1453 Phone: 435,896,2983

SALT LAKE CITY

PROJECT NUMBER: 8806 MANAGER: J. CLEGG DRAWN BY: R. FISH CHECKED BY : D. KINSMAN DATE: 3/3/2020

DEVELOPER

NDERSON DEVELOPMEN

9537 SOUTH 700 EAST **SANDY, UT 84070 JOE GARLINGTON** 801-999-0267

SHEET 1 of 2

SURVEYOR'S CERTIFICATE

do hereby certify that I am a Professional Land Surveyor, and that I hold certificate Douglas J. Kinsman _____as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as **ENGLAND RIDGE SUBDIVISION** and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest and Southwest Quarters of the Northeast Quarter of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the northerly boundary of 'The Ridge Subdivision No. 4', as recorded July 14, 1999, in Book 578, at Page 620, under Entry no. 134256, in the Tooele County Recorder's Office, with the Quarter Section line, which is located South 0°13'54" East 1320.46 feet along the Quarter Section line from the North Quarter Corner of said Section 22, and running:

thence North 0°13'54" West 498.87 feet along the Quarter Section line, to the Southwesterly line of the Middle Canyon Drainage parcel; thence South 39°57'39" East 108.09 feet along said Southwesterly line; thence South 56°20'24" East 373.67 feet along said line;

thence South 70°17'19" East 398.75 feet along said line; thence South 64°18'38" East 160.61 feet along said line; thence North 89°41'30" East 228.14 feet to the Southwesterly boundary of the 'Canyon at Walden Hills Subdivision No. 3', as recorded June 3, 2002, in Book 758, at Page 312, under Entry no. 182363, in the Tooele County Recorder's office;

thence Southeasterly 216.69 feet along the arc of a 214.50-foot radius non-tangent curve to the left (center bears North 78°24'32" East, and the long chord bears South 40°31'54" East 207.59 feet, through a central angle of 57°52'52"), along said boundary; thence South 70°19'35" East 22.03 feet along said boundary, to the boundary of the 'Middle Canyon Estates Plat C' sugdivision, as recorded January 15, 1997, in Book 446, at Page 338, under Entry no. 92767, in the Tooele County Recorder's Office;

thence South 0°17'02" East 51.98 feet along said boundary, to the corner of said subdivision;

thence South 0°15'42" East 560.56 feet to the Northeast corner of 'The Ridge - Plat C' subdivision, as recorded February 17, 1998, in Book 491, at Page 237, in the Tooele County Recorder's Office: thence South 89°39'49" West (South 89°39'28" West - record) 688.96 feet along the north boundary of said subdivision to the Southeast corner of the LDS church property:

thence North 0°20'32" West 63.18 feet along the easterly boundary of said LDS church property; thence Northwesterly 63.86 feet along the arc of a 370.00-foot radius tangent curve to the left (center bears \$outh 89°39'28" West, and the long chord bears North 5°17'13" West 63.78 feet, through a central angle of 9°53'22"), along said boundary; thence North 10°13'54" West 40.85 feet along said boundary; thence Northwesterly 75.05 feet along the arc of a 430.00-foot radius tangent curve to the right (center bears North 79°\/46'06" East, and the

long chord bears North 5°13'54" West 74.95 feet, through a central angle of 10°00'00"), along said boundary; thence North 0°13'54" West 79.24 feet along said boundary; thence Northeasterly 54.03 feet along the arc of a 330.00-foot radius tangent curve to the right (center bears North 89° 46'06" East, and the long chord bears North 4°27'31" East 53.97 feet, through a central angle of 9°22'50"), along said boundary;

thence West 588.02 feet along the North boundary of said church property, to the East boundary of said 'The Ridge Subdivision No. 4', and the East line of 520 East Street; thence North 0°13'54" West 422.04 feet along said boundary and street, to the 40-acre line;

thence South 89°48'12" West 33.11 feet along said 40-acre line, to the Point of Beginning.

Parcel contains: 974,308 square feet or 22.37 acres, 87 lots and 2 parcels.

thence South 64°18'38" East 47.83 feet along said boundary;

Douglas J Kinsman License no. 334575

STATE OF UTAH



OWNER'S DEDICATION AND CONSENT TO RECORD

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots, and streets together with easements as set forth hereafter to be known as:

ENGLAND RIDGE SUBDIVISION

The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to Tooele City and to any and all public utility companies providing service to the hereon described tract 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. The undersigned owner(s) also hereby conveys any other easements as shown hereon to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set my / our hand this 2.0 day of November A.D. 20 10.

Joseph Garlington Cranager)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

County of Tooele personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that He/She is the of 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 Corporation executed the same.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Tooele -

On the day of A.D., 20 A.D., 20 personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that He/She is the ANAYYOVA of 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 Corporation executed the same. Notary's Full Name & Commission Number Tenille 11100 105950

ten 4/25/2023

ENGLAND RIDGE SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED # 52.772.6

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE

REQUEST OF England Ridge Holdings . LLC DATE: 11/20/2020 TIME: 11:47 AM \$296.00 Kayla ahlstron Deputy

BK 21 PG 50

WWW.ENSIGNENG.COM

PLANNING COMMISSION APPROVAL

CITY ENGINEER'S APPROVAL

APPROVED AS TO FORM THIS 18th DAY OF Almondon's DAY OF Almondon's

CITY ATTORNEY'S APPROVAL

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS 18TH DAY OF NOVEMBER 20 20

APPROVED AS TO FORM THIS 17 DAY OF November .