

DEVELOPER
BRYTON LAWRENCE
 1366 EAST SMELTER ROAD
 TOOELE, UT 84074
 BRYTON LAWRENCE
 801-859-8727

- KEYNOTES:**
- MIDDLE CANYON WATER PIPE EASEMENT
 - SET STREET MONUMENT PER TOOELE CITY STANDARDS AND SPECIFICATIONS
 - NO TREES OR DEEP ROOTED VEGETATION MAY BE PLANTED IN EASEMENTS

811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 SOUTHWEST CORNER OF SECTION 23,
 TOWNSHIP 3 SOUTH, RANGE 4 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 5111.62

FINAL PLAT
GOLF COURSE VIEW SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3
 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN,
 TOOELE CITY, TOOELE COUNTY, UTAH

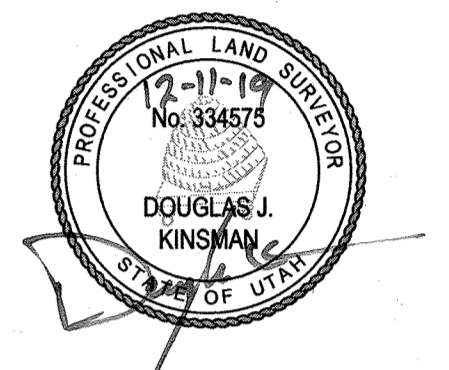
CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N45°09'26"W	21.21'	C8	75.00'	54.70'	41°47'08"	S56°23'01"E	53.49'
C2	15.00'	23.56'	90°00'00"	S44°53'34"W	21.21'	C9	75.00'	101.46'	77°30'45"	S3°15'55"W	93.90'
C3	28.00'	27.23'	55°43'45"	S27°58'18"E	26.17'	C10	28.00'	27.23'	55°43'45"	N27°45'28"E	26.17'
C4	75.00'	32.65'	24°56'27"	N43°21'57"W	32.39'	C11 (TOTAL)	75.00'	59.82'	45°42'04"	N79°52'24"E	58.25'
C5	75.00'	62.23'	47°32'12"	N7°07'38"W	60.46'	C12	75.00'	17.80'	13°36'01"	S48°49'18"W	17.76'
C6	75.00'	52.86'	40°22'53"	N36°49'55"E	51.77'						
C7	75.00'	59.82'	45°42'04"	N79°52'24"E	58.25'						

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- EASEMENTS HEREBY CONVEYED TO TOOELE CITY
- SETBACK LINE
- ENSGN ENG. & LAND SURV.
- LI (LINCOLN CULINARY EASEMENT OBSERVED)
- LD (LINCOLN CULINARY EASEMENT DESCRIBED DEED)

SURVEYOR'S CERTIFICATE
 I, Douglas J. Kinsman, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 334575 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 and streets, hereafter to be known as GOLF COURSE VIEW 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 requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 A parcel of land, situate in the Southwest Quarter of the Southwest Quarter of Section 23, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point on the South line of Smelter Road, which is located South 0°19'45" East 1313.99 feet along the Section line and North 89°53'34" East 1035.14 feet along the centerline of Smelter Road, and South 0°06'28" East 37.26 feet from the found monument, dated 1982, at the West Quarter Corner of Section 23, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:
 thence North 89°52'39" East 280.06 feet;
 thence South 0°19'34" East 690.82 feet;
 thence South 89°50'39" West 413.92 feet;
 thence North 0°19'34" West 500.82 feet;
 thence North 89°50'39" East 123.88 feet;
 thence North 0°20'07" West 100.00 feet, to the Point of Beginning.



Parcel contains: 273,558 square feet, or 6.28 acres.
 Date: Dec 11, 2019
 Douglas J. Kinsman
 License no. 334575

OWNER'S DEDICATION AND CONSENT TO RECORD
 Known all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots, and streets together with easements as set forth hereinafter to be known as:
GOLF COURSE VIEW SUBDIVISION
 The undersigned owner(s) hereby dedicate to Tooele City all those parts or portions of said tract of land on said plat designated herein as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown hereon to the parties indicated and for the purpose shown hereon.

In witness whereof I have hereunto set my / our hand this _____ day of _____, A.D. 20____.

By: Charles O Lawrence
 By: Crystal S Lawrence
INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of TOOELE
 On the _____ day of _____, 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/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
 RESIDING IN _____ COUNTY.
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of TOOELE
 On the _____ day of _____, 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 _____ of _____ a Limited 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 Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
 RESIDING IN _____ COUNTY.
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of TOOELE
 On the _____ day of _____, 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 _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

NOTES

- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO TOOELE CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL PROPERTY CORNERS.

HORIZONTAL GRAPHIC SCALE
 (IN FEET)
 HORZ. 1 inch = 30 ft.

VICINITY MAP
 NOT TO SCALE

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) (VI) 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
 (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 (3) TITLE 54, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 (4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20____.

ROCKY MOUNTAIN POWER
 BY _____
 TITLE _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE CITY PLANNING COMMISSION.

TOOELE CITY COMMUNITY DEVELOPMENT

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE CITY ENGINEER

COUNTY SURVEY DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY SURVEY DEPARTMENT.
 RECORD OF SURVEY FILE # 2006-0009-01, 2019-0101-01

TOOELE COUNTY SURVEY DIRECTOR

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 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

APPROVED THIS _____ DAY OF _____, 20____, BY _____

DOMINION ENERGY
 TITLE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE CITY PLANNING COMMISSION.

CHAIRMAN TOOELE CITY PLANNING COMMISSION

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPARTMENT

CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOOELE CITY ENGINEER

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____, BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

FINAL PLAT
GOLF COURSE VIEW SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE CITY, TOOELE COUNTY, UTAH

ENSGN
 TOOELE
 169 North Main Street Unit 1
 Tooele, Utah 84074
 Phone: 435.843.3590
 Fax: 435.578.0108
 WWW.ENSGNENG.COM

SHEET 1 OF 1
 PROJECT NUMBER: 8554A
 MANAGER: D. KINSMAN
 DRAWN BY: C. CARPENTER
 CHECKED BY: D. KINSMAN
 DATE: 2019-12-11

TOOELE COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____
 DATE: _____ TIME: _____
 FEES _____
 TOOELE COUNTY RECORDER