

CANYON VILLAGE SUBDIVISION, PHASE 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, T.3 S., R.4 W., S.L.B.& M.
IN TOOELE CITY

FOUND TOOELE COUNTY
BRASS CAP
EAST 1/4 CORNER SECTION 15,
T.3 S., R.4 W., S.L.B.&M.
COUNTY COORDINATES
X 811662.16 Y 85220.84

SURVEYOR'S CERTIFICATE

I, Kurt Casey, do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 343642 as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plot and described below and have subdivided said tract of land into lots and streets, hereafter to be known as CANYON VILLAGE SUBDIVISION, PHASE 3 and the same has been correctly surveyed and staked on the ground as shown on this plot. I further certify that all lots meet the minimum area, frontage and width requirements of the applicable zoning ordinance.



BOUNDARY DESCRIPTION

Located in the Northwest Quarter of Section 15, T.3 S., R.4 W., S.L.B.& M. Beginning on the boundary line of an existing storm water pond easement at a point N.8953'05"E. 1183.90 ft. along the section line and North 90.32 ft. from the West Quarter Corner of said Section 15; thence N.2425'00"E. 111.67 ft. along said boundary; thence N.6000'00"E. 58.00 ft. along said boundary line to the existing westerly right of way line of Broadway Ave.; thence along right of way the following four (3) courses; N.3542'58"W. 111.42 ft. to the point of tangency with a 333.00 ft. radius curve to the right; Northerly 207.58 ft. along said curve (Note: central angle 3542'57", chord bears N.1751'29"W. 204.23 ft.); North 354.88 ft.; thence West 100.00 ft.; thence South 354.88 ft.; thence S.0435'20"E. 80.11 ft.; thence S.1554'31"E. 80.28 ft.; thence S.2631'08"E. 80.23 ft.; thence S.3542'53"E. 73.47 ft.; thence S.1046'00"E. 129.32 ft. to the point of beginning, containing 1.673 acres, 10 lots, zone HDR

OWNER'S DEDICATION

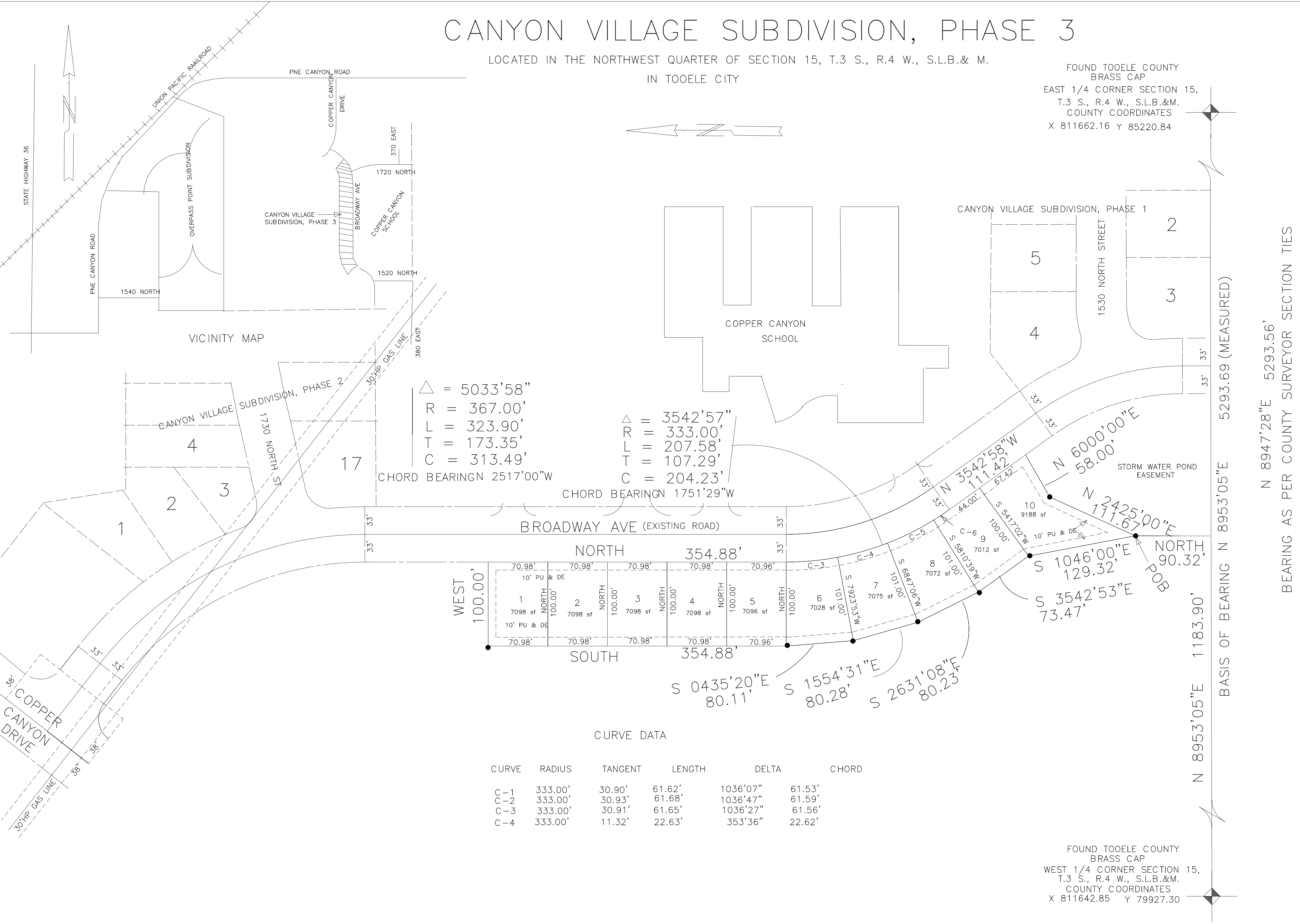
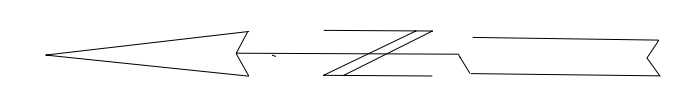
Know all men by these presents that we the under signed owner(s) of the above said tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as CANYON VILLAGE SUBDIVISION, PHASE 3 do hereby dedicate for perpetual use of the public parcels of land shown on this plat as intended for public use. In witness where of we have set our hand(s) this _____ day of _____ A.D. 20 _____.

WESTERN ACRES L.L.C.
by Don Parker, a managing member

L.L.C. ACKNOWLEDGMENT

State of Utah County of _____ ss
On the _____ day of _____ A.D., 20____, personally appeared before me, Don Parker _____ who being by me duly sworn or affirmed did say that he is/are _____ a managing member and that the within the Owner's Dedication was signed in behalf of Western Acres L.L.C. by authority of _____ all members _____ and the said executed the same.

My commission expires: _____ Date _____ Notary Public _____



△ = 5033'58"
R = 367.00'
L = 323.90'
T = 173.35'
C = 313.49'

△ = 3542'57"
R = 333.00'
L = 207.58'
T = 107.29'
C = 204.23'

CHORD BEARINGN 2517'00"W
CHORD BEARINGN 1751'29"W
NORTH 354.88'
SOUTH 354.88'

CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD
C-1	333.00'	30.90'	61.62'	1036'07"	61.53'
C-2	333.00'	30.93'	61.68'	1036'47"	61.59'
C-3	333.00'	30.91'	61.65'	1036'27"	61.56'
C-4	333.00'	11.32'	22.63'	353'36"	22.62'

FOUND TOOELE COUNTY
BRASS CAP
WEST 1/4 CORNER SECTION 15,
T.3 S., R.4 W., S.L.B.&M.
COUNTY COORDINATES
X 811642.85 Y 79927.30

SCALE 1" = 60'

TOOELE COUNTY SURVEYOR APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2013 _____ TOOELE COUNTY SURVEYOR	HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE TOOELE COUNTY HEALTH DEPARTMENT. _____ TOOELE COUNTY HEALTH DEPARTMENT	COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE TOOELE COUNTY TREASURER. _____ TOOELE COUNTY TREASURER
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CASEY & ASSOCIATES CIVIL ENGINEERING & LAND SURVEYING 1287 NORTH 950 WEST OREM, UTAH 84057 (801) 360-1020	CITY ATTORNEY APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20 ____ _____ TOOELE CITY ATTORNEY	CITY ENGINEER APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20 ____ _____ CITY ENGINEER	COMMUNITY DEVELOPMENT APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20 ____ _____ TOOELE CITY COMMUNITY DEVELOPMENT	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE TOOELE CITY PLANNING COMMISSION. _____ CHAIRMAN TOOELE CITY PLANNING COMM.	BY THE TOOELE CITY COUNCIL APPROVED THIS _____ DAY OF _____ A.D. 20 ____ BY THE TOOELE CITY COUNCIL. _____ ATTEST: CITY RECORDER	TOOELE COUNTY RECORDER NO. _____ STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ TOOELE COUNTY RECORDER
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