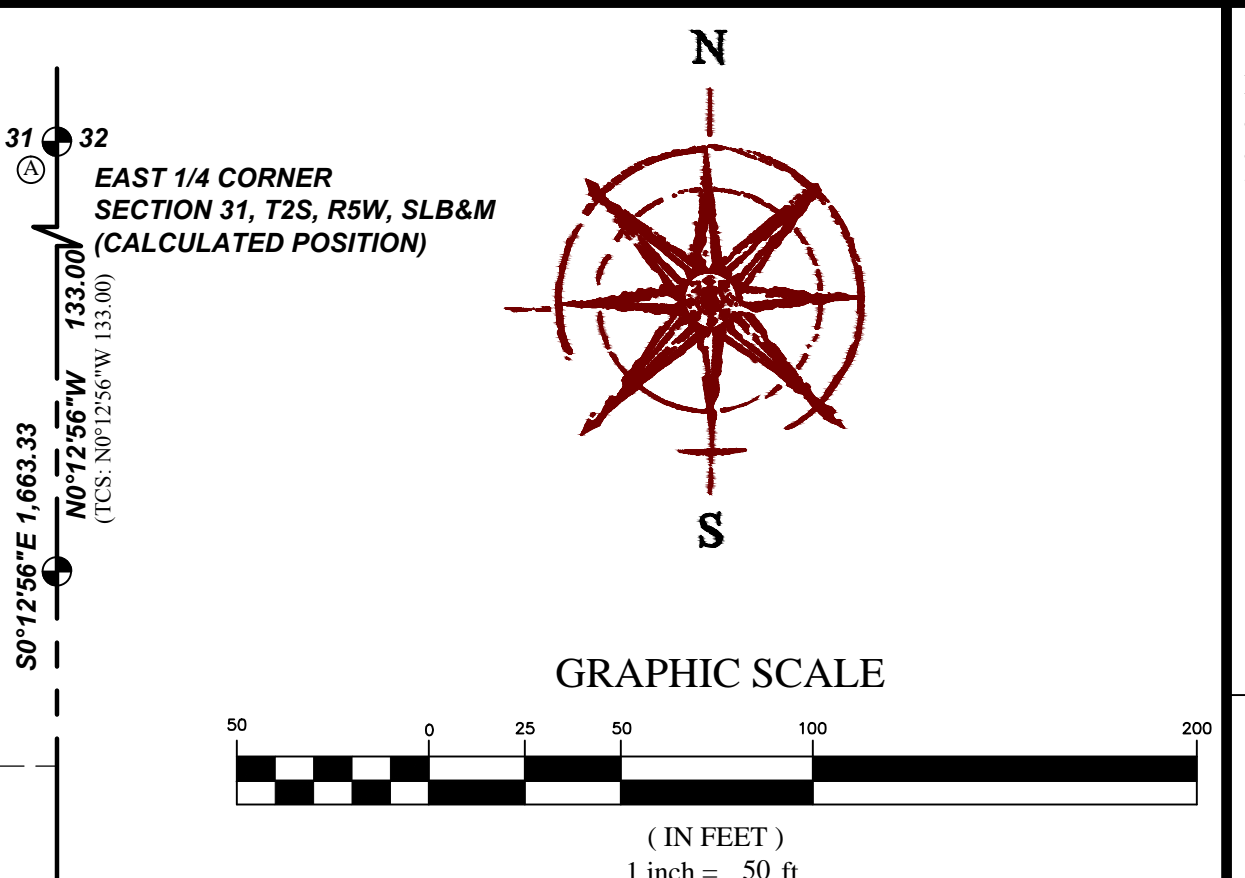


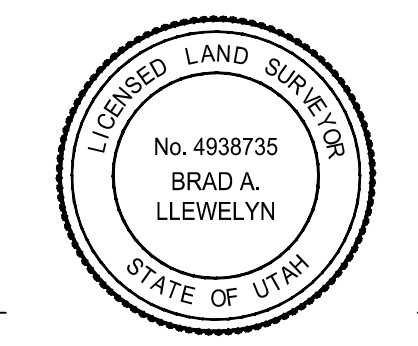
# LOOKOUT PASS SUBDIVISION FINAL PLAT

LOCATED IN THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 31,  
T2S, R5W, S.L.B.&M.  
GRANTSVILLE, TOOELE COUNTY, UTAH



## SURVEYOR'S CERTIFICATE

I, Brad A. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.



Brad A. Llewellyn  
Professional Land Surveyor  
Certificate No. 4938735

## BOUNDARY DESCRIPTION

A portion of the SE<sup>1</sup>/<sub>4</sub> of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning on the west line of that Real Property described in Deed Entry No. 305245 of the Official Records of Tooele County located S0°12'56"E along the Section line 1,663.33 feet and West 1,503.84 feet from the East 1/4 Corner of Section 31, T2S, R5W, S.L.B.& M.; thence S0°52'14"W along said deed and fence line 540.47 feet to the north line of Lot 4, WILLIAMSON MINOR Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence N88°49'20"W along said lot 242.83 feet; thence S1°00'22"W along said lot 1.34 feet to the northeast corner of Lot 4, HOLDEN LANE MINOR Subdivision, according to the Official Plat recorded in the Office of the Tooele County Recorder; thence N89°16'38"W along said lot 247.56 feet; thence N0°21'13"E along the extension of and east line of TATE COURT Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder 353.92 feet to the northeast corner of said plat; thence N0°20'15"E along a fence line 186.61 feet to the south line that Real Property described in Deed Entry No. 239602 of the Official Records of Tooele County; thence S89°12'11"E along said deed and fence line 495.32 feet to the point of beginning.

Contains: 6.11± acres

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

## LOOKOUT PASS SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND ON SAID PLAT DESIGNATED HEREOF AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE HEREOF DESCRIBED TRACT A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET  
HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

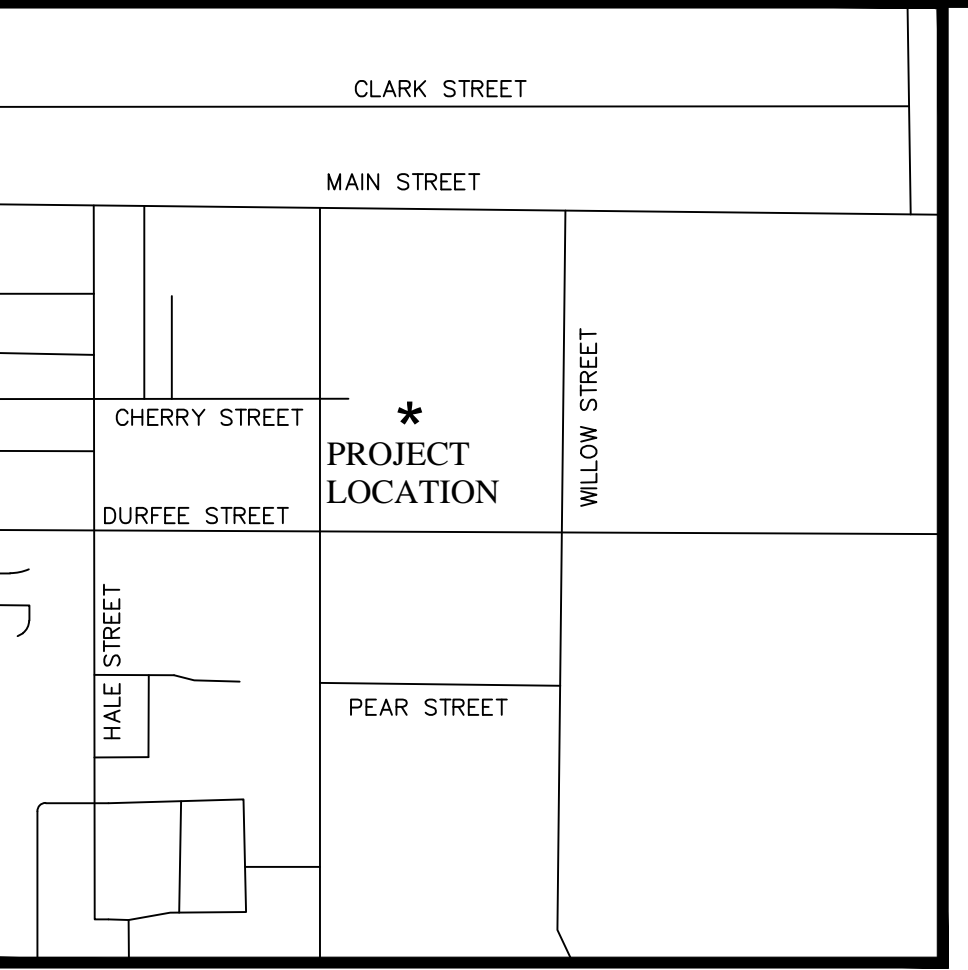
BY: \_\_\_\_\_ (PRINTED NAME)  
ITS: \_\_\_\_\_

## CORPORATE ACKNOWLEDGMENT

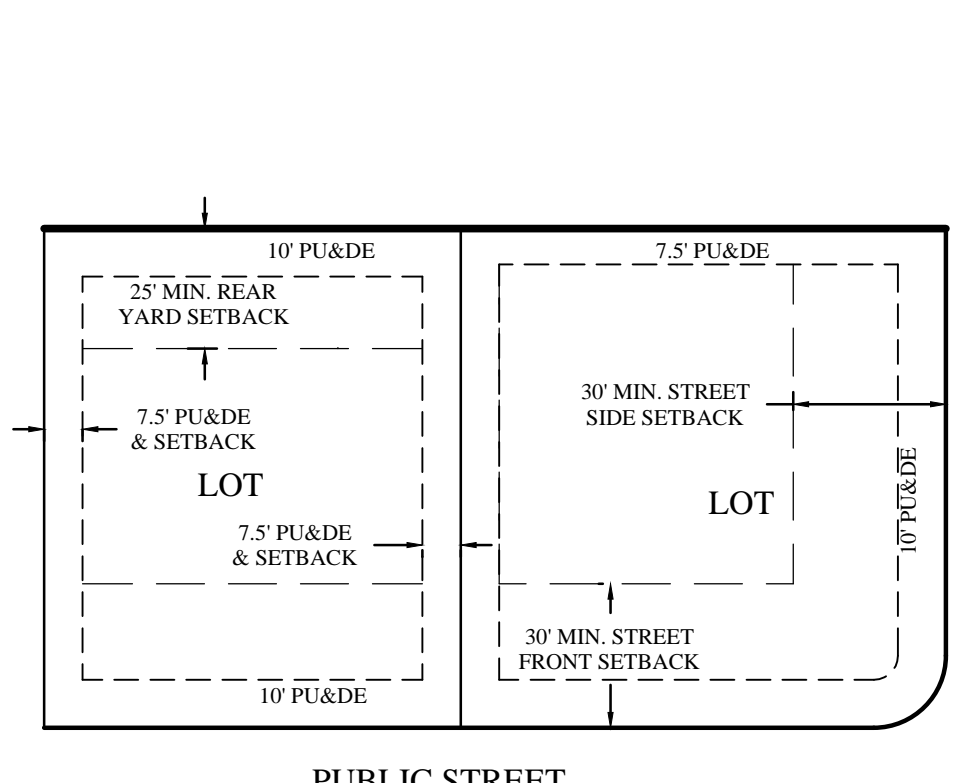
STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, A UTAH INC. AND THAT HE WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ OF \_\_\_\_\_, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY  
MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

DATE: 01/10/17

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----



VICINITY MAP  
1"=200'



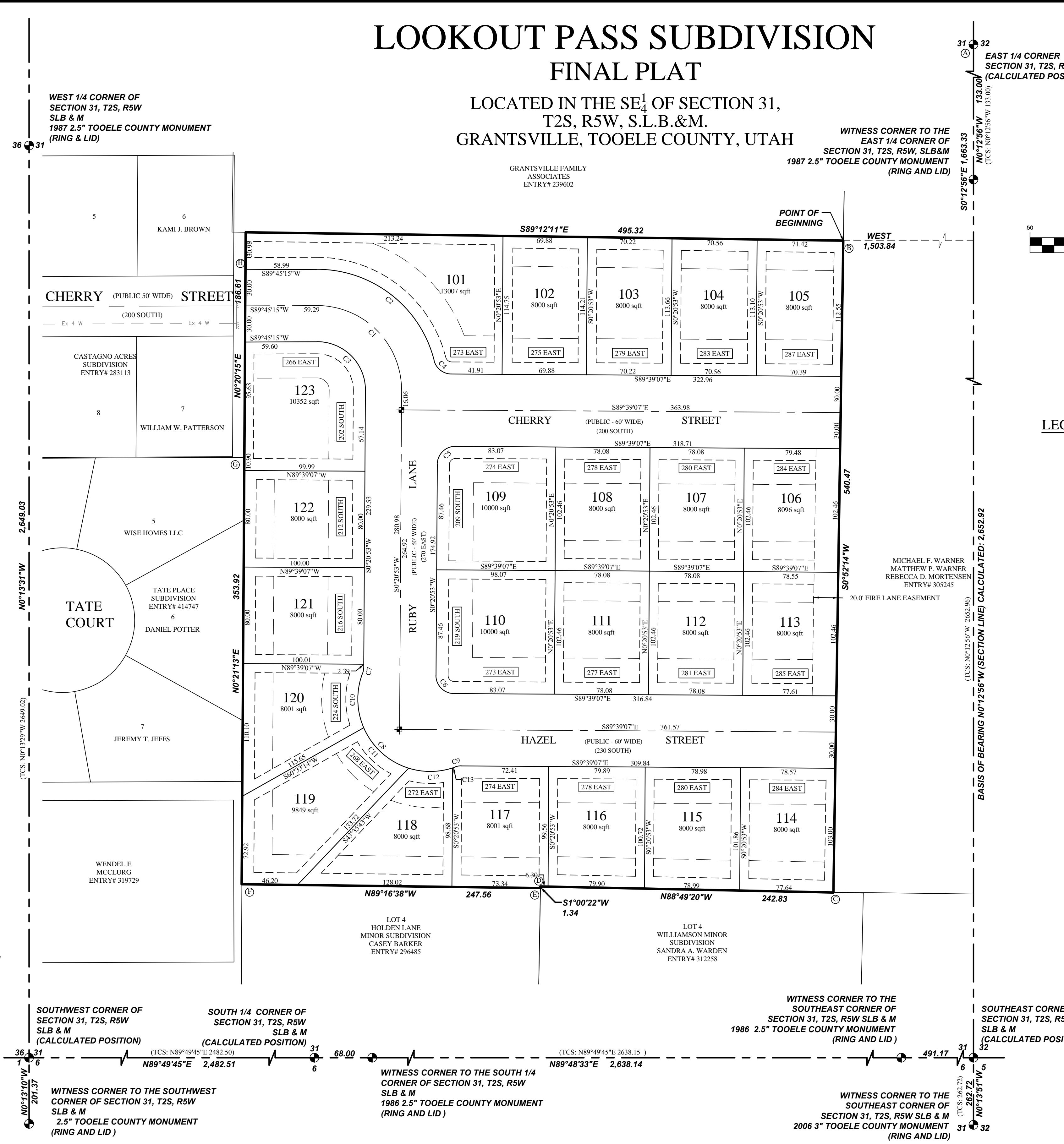
TYPICAL BUILDING SETBACKS  
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	70.00	90°33'38"	110.68	N44°56'56"W 99.51
C2	100.00	76°01'05"	132.68	N52°14'13"W 123.16
C3	40.00	90°33'38"	63.25	N44°56'56"W 56.86
C4	15.00	75°25'27"	19.75	S51°50'24"E 18.35
C5	15.00	90°00'00"	23.56	S45°20'53"W 21.21
C6	15.00	90°00'00"	23.56	S44°39'07"E 21.21
C7	15.00	20°24'07"	5.34	N10°32'56"E 5.31
C8	60.00	130°48'15"	136.98	S44°39'07"E 109.11
C9	15.00	20°24'07"	5.34	S80°08'49"W 5.31
C10	60.00	44°05'07"	46.17	N01°17'33"W 45.04
C11	60.00	49°21'04"	51.68	N48°00'39"W 50.10
C12	60.00	35°19'15"	36.99	S89°39'11"W 36.41
C13	60.00	2°02'48"	2.14	S70°58'09"W 2.14

- NOTES:
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
  - SOIL: THE SOIL ON THE SITE GENERALLY CONSISTS OF BIRDWOOD LOAM, 1 TO 4 PERCENT SLOPES.
  - THIS AREA LIES WITHIN "ZONE D" ACCORDING TO THE FEMA WEBSITE. THE ZONE D DESIGNATION IS USED FOR AREAS WHERE THERE ARE POSSIBLE BUT UNDETERMINED FLOOD HAZARDS, AS NO ANALYSIS OF FLOOD HAZARDS HAS BEEN CONDUCTED.
  - ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR RESIDENTIAL HOMES. A PORTION OF LOT 101 (5160 SQUARE FEET) SHALL BE USED AS A STORM WATER RETENTION POND.
  - THERE IS A STORM DRAIN RUNOFF AGREEMENT BETWEEN LOOKOUT PASS DEVELOPMENT AND THE PROPERTY OWNERS TO THE EAST. STORM DRAIN RUNOFF IS ALLOWED TO DISCHARGE ONTO THE PROPERTY TO THE EAST.

AREA TABULATION:

PUBLIC RIGHT-OF-WAY AREA:	1.58 ACRES
RESIDENTIAL LOTS:	23 LOTS
TOTAL AREA:	6.11 ACRES
DENSITY:	3.76 UNITS/ACRE



PREPARED FOR  
Land Development LLC  
4376 South 700 East Suite 200  
Salt Lake City, Utah 84107  
801-523-0400  
adam@growthaid.com

CITY ATTORNEY  
APPROVED AS TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER

CITY MAYOR  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE GRANTSVILLE CITY MAYOR:

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

RECORD OF SURVEY  
PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREOF HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. 2016-0057.

PREPARED BY  
FOCUS  
ENGINEERING AND SURVEYING, LLC  
12 WEST CENTER STREET  
MIDVALE, UTAH 84047 P.O. BOX 1352-0075  
www.focusnh.com

GRANTSVILLE CITY PUBLIC WORKS  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE DIRECTOR OF PUBLIC WORKS FOR GRANTSVILLE CITY

DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

GRANTSVILLE CITY FIRE DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

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

CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEY DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

TOOELE COUNTY SURVEY DEPARTMENT

GRANTSVILLE CITY ENGINEER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER  
NO. \_\_\_\_\_ STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \$ \_\_\_\_\_ TOOELE COUNTY RECORDER \_\_\_\_\_