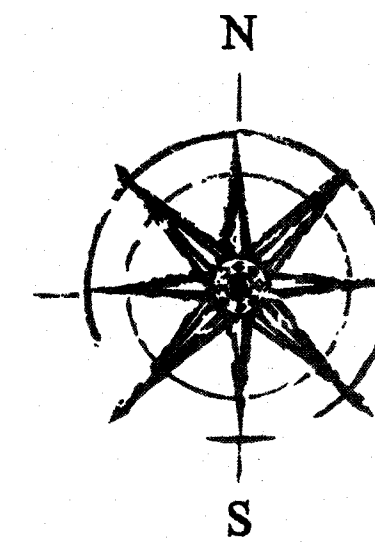


HINCKLEY PARK SUBDIVISION PHASE 3 FINAL PLAT

LOCATED IN THE NE¹/₄ OF SECTION 1,
T3S, R6W, S.L.B.&M.
GRANTSVILLE, TOOELE COUNTY, UTAH

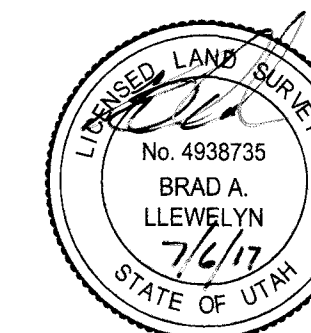


GRAPHIC SCALE
(IN FEET)
1 inch = ft.80

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 owners(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
Brad A. Llewellyn
Professional Land Surveyor
Certificate No. 4938735



3/6/17
Date

BOUNDARY DESCRIPTION

A portion of the NE¹/₄ of Section 1, Township 3 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the northeast corner of HINCKLEY PARK Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Tooele County Recorder located N0°11'46"E along the 1/4 Section line 1,324.57 feet and S89°55'14"E 816.94 feet from the Center 1/4 Corner of Section 1, Township 3 South, Range 6 West, Salt Lake Base & Meridian, said Center 1/4 Corner being located N89°59'17"E along the 1/4 Section line 2,631.87 feet from the West 1/4 Corner of said Section 1; thence S89°55'14"E along the 1/16th (40 Acre Line) 500.00 feet to the Northeast Corner of the SW1/4 of the NE1/4; thence S0°14'31"W along the 1/16th (40 Acre Line) 231.64 feet; thence Southeastward along the arc of a 467.00 foot radius non-tangent curve (radius bears: N4°50'14"E) to the left 37.46 feet through a central angle of 4°35'43" (chord: S87°27'37"E 37.45 feet); thence S89°45'29"E 207.70 feet; thence along the arc of a 15.00 foot radius curve to the left 23.33 feet through a central angle of 89°06'58" (chord: N45°41'02"E 21.05 feet); thence S88°54'17"E 14.50 feet; thence S1°07'33"W 96.01 feet; thence N88°54'17"W 14.50 feet; thence northwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: N88°52'27"W) to the left 27.79 feet through a central angle of 90°53'02" (chord: N44°18'58"W 21.38 feet); thence N89°45'29"W 206.22 feet; thence along the arc of a 533.00 foot radius curve to the right 37.45 feet through a central angle of 4°01'31" (chord: N87°44'43"W 37.44 feet) to the 1/16th (40 Acre Line); thence S0°14'31"W along the 1/16th (40 Acre Line) 826.65 feet; thence S89°59'17"W 402.21 feet to the Southeast Corner of said HINCKLEY PARK Subdivision, Phase 2; thence along said plat the following 5 (five) courses and distances: N0°04'46"E 135.22 feet; thence S89°55'14"E 2.44 feet; thence N0°14'31"E 772.10 feet; thence N89°55'14"W 99.85 feet; thence N0°14'31"E 217.80 feet to the point of beginning.

Contains: 11.27± acres
17 Lots

OWNER'S DEDICATION

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 HEREINAFTER TO BE KNOWN AS

HINCKLEY PARK SUBDIVISION PHASE 3

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE 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 THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS _____ DAY OF _____ A.D. 20____

MOUNTAIN VISTA DEVELOPMENT, INC. _____

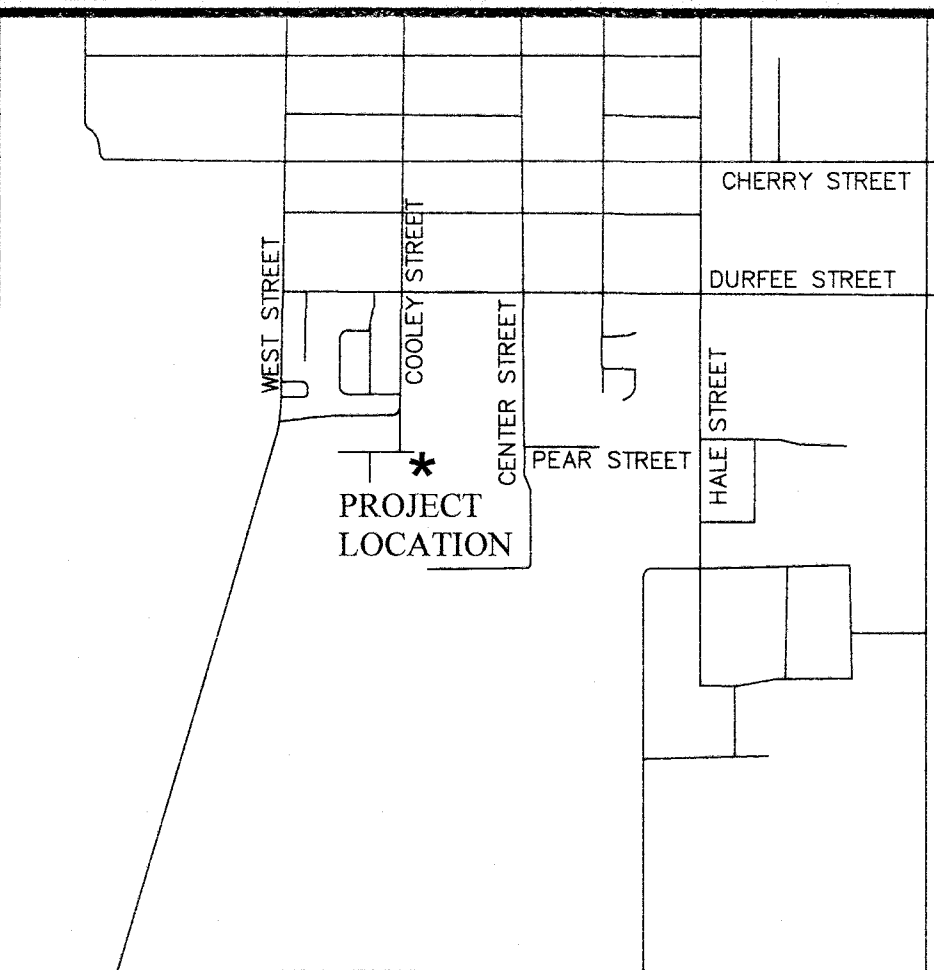
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____, L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

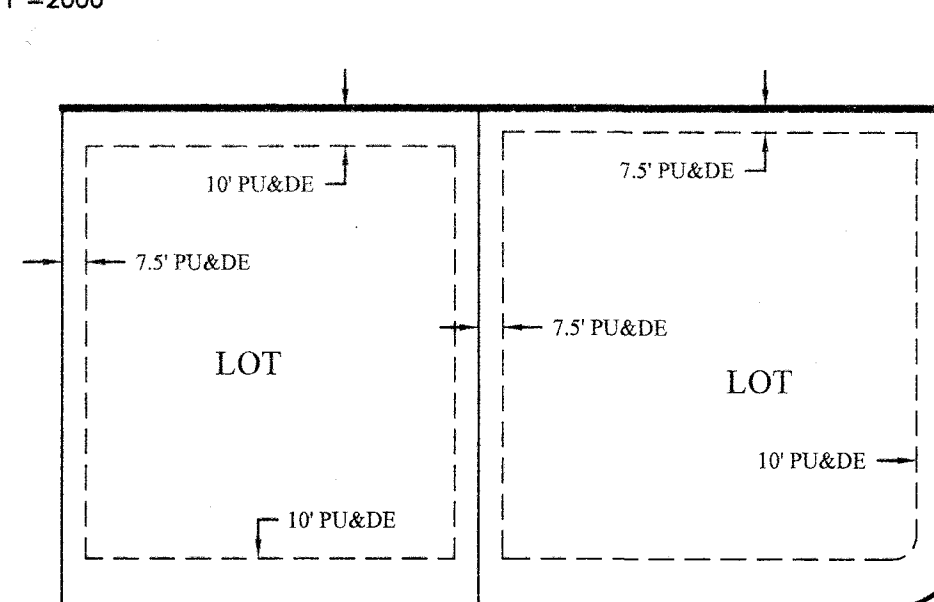
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

DATE: 6/9/2017



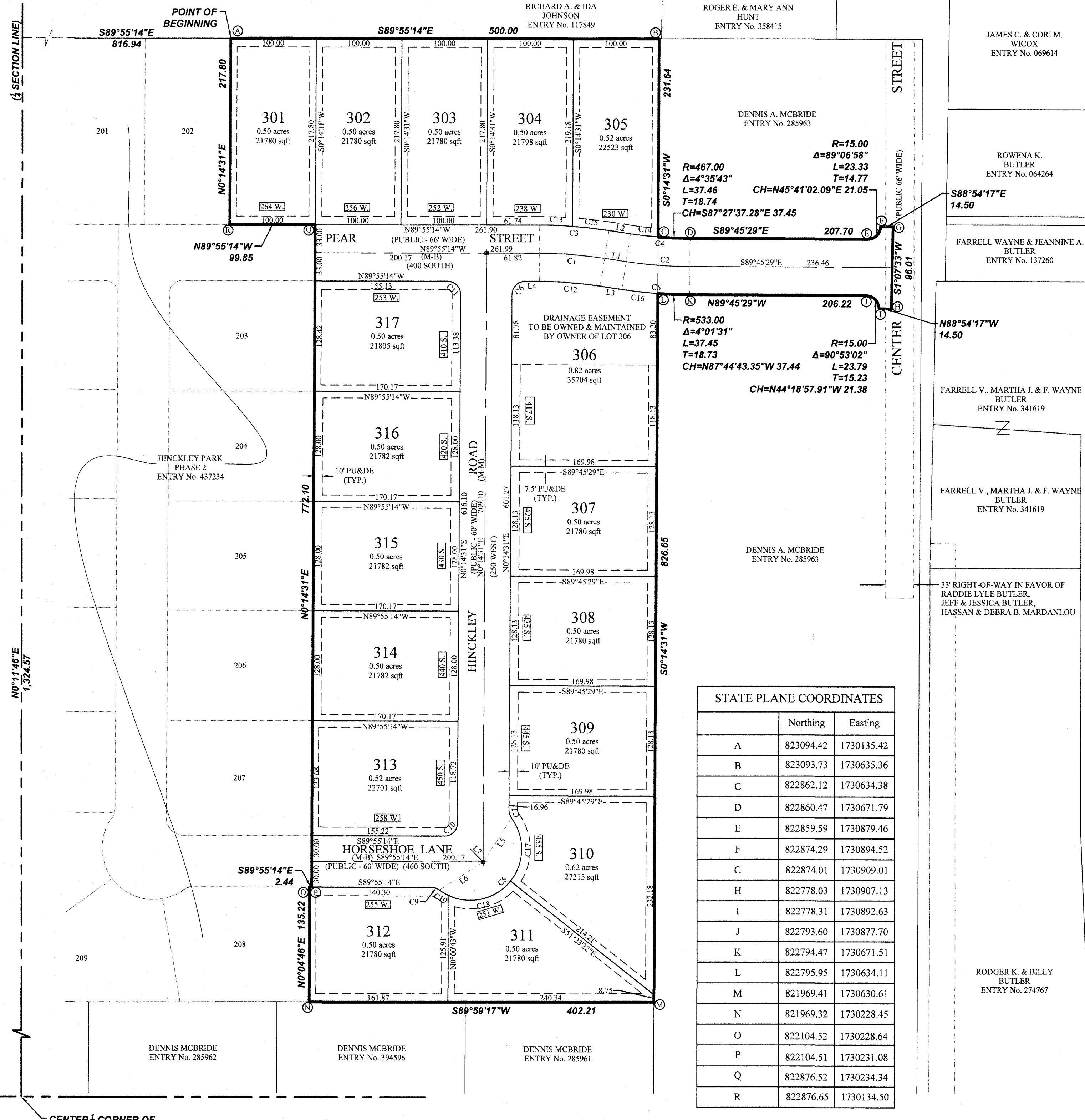
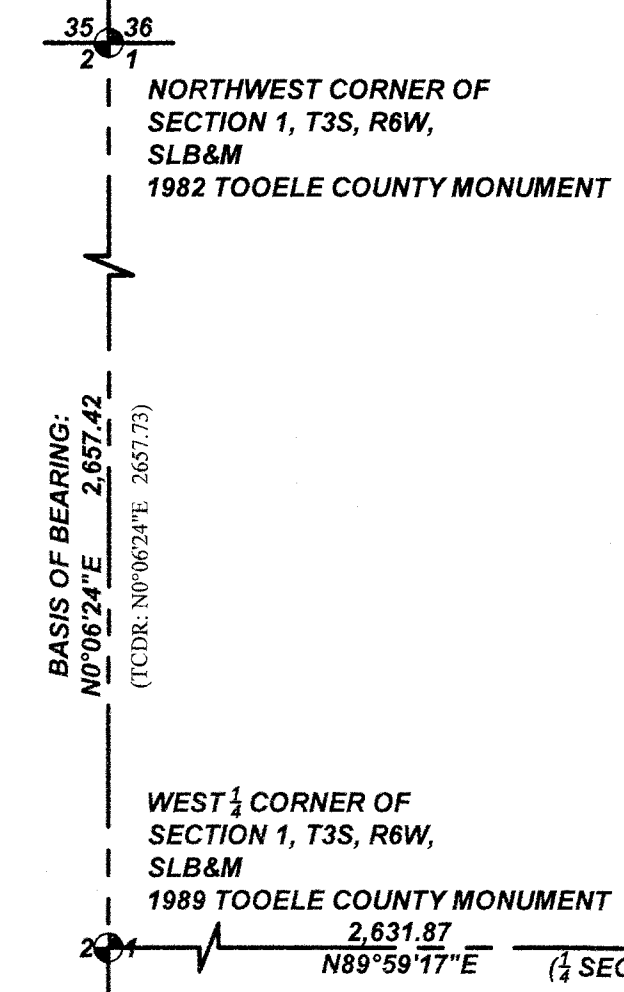
VICINITY MAP
1"=2000'



TYPICAL PUBLIC UTILITY &
DRAINAGE EASEMENTS
N.T.S.

- 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 MEDBURN FINE SANDY LOAM, 2 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.

- LEGEND
- STREET MONUMENT TO BE SET PER TOOELE COUNTY STANDARDS.
 - (M-B) MONUMENT TO BOUNDARY
 - (M-M) MONUMENT TO MONUMENT
 - PU&DE



	Northing	Easting
A	823094.42	1730135.42
B	823093.73	1730635.36
C	822862.12	1730634.38
D	822860.47	1730671.79
E	822859.59	1730879.40
F	822874.29	1730894.52
G	822874.01	1730909.01
H	822778.03	1730907.13
I	822778.31	1730892.63
J	822793.60	1730877.70
K	822794.47	1730671.51
L	822795.95	1730634.11
M	821969.41	1730630.61
N	821969.32	1730228.45
O	822104.52	1730231.08
P	822104.51	1730231.08
Q	822876.52	1730234.34
R	822876.65	1730134.50

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	500.00	8°43'18"	76.11	38.13	N85°33'35"W	76.04
C2	500.00	8°33'33"	74.69	37.42	S85°28'43"E	74.62
C3	533.00	8°43'18"	81.13	40.65	N85°33'35"W	81.05
C4	467.00	8°33'33"	69.76	34.95	S85°28'43"E	69.70
C5	533.00	8°33'33"	79.62	39.88	S85°28'43"E	79.55
C6	15.00	89°40'15"	23.52	14.96	S45°09'38"W	21.18
C7	15.00	36°52'12"	9.65	5.00	S18°11'35"E	9.49
C8	60.00	163°34'38"	171.30	415.79	N45°09'38"E	118.77
C9	15.00	36°52'12"	9.65	5.00	N71°29'08"W	9.49
C10	15.00	89°50'15"	23.52	14.96	N45°09'38"E	21.18
C11	15.00	90°09'45"	23.60	15.04	N44°50'22"W	21.24
C12	467.00	8°43'18"	71.09	35.61	N85°33'35"W	71.02
C13	533.00	4°06'57"	38.29	19.15	S87°51'45"E	38.28
C14	467.00	3°57'49"	32.31	16.16	S83°10'51"E	32.30
C15	533.00	4°36'20"	42.84	21.43	S83°30'07"E	42.83
C16	533.00	4°32'01"	42.18	21.10	N83°27'57"W	42.16
C17	60.00	75°14'49"	78.80	46.25	S00°59'44"W	73.26
C18	60.00	77°12'54"	80.86	47.91	S77°13'36"W	74.88
C19	60.00	11°06'55"	11.64	5.84	N58°36'30"W	11.62

LINE	DIRECTION	LENGTH
L1	S81°11'56"E	25.62
L2	S81°11'56"E	25.62
L3	S81°11'56"E	25.62
L4	S89°55'14"E	16.95
L5	S33°10'08"W	60.71
L6	S57°09'09"W	60.71
L7	N44°50'22"W	21.18

PREPARED FOR
Mountain Vista Development, Inc.
668 E. 12225 S., Suite 201
Draper, UT 84020
Office- 801-523-0400
Fax- 801-523-0402
Cell- 801-831-0323

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 TEL: (801) 352-0075
www.focusutah.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

CITY ATTORNEY
APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 20____
GRANTSVILLE CITY ATTORNEY

GRANTSVILLE CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE GRANTSVILLE CITY PLANNING COMMISSION.
CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

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

TOOELE COUNTY SURVEY DEPT.
APPROVED THIS _____ DAY OF _____ A.D. 20____
ROS # _____
TOOELE COUNTY SURVEY DIRECTOR

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. 2015-0018.

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