



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

tooeleco.org/government/county-departments/community-development/

SUB 2024-008

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: March 13, 2024

Parcel IDs: 05-036-0-0101

Current Zone: R-1-10 (Single Family, 10,000 SF)

Request: Preliminary Plat Approval for the proposed Sagewood Village (Phase 13) Subdivision

Unincorporated: Stansbury Park

Planners: Trish DuClos

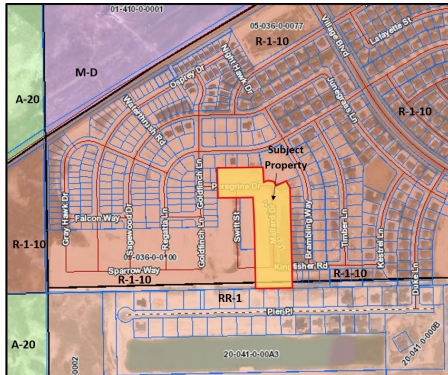
Planning Staff Recommendation: Approval

Applicant Name: Skylar Tolbert

PROJECT DESCRIPTION

Skylar Tolbert is requesting preliminary plat approval for the proposed 38-Lot Sagewood Village (Phase 13) Subdivision. The proposed subdivision also includes alpha lots A, B (not included as single family lots). Parcel A will be owned and maintained by the neighborhood HOA as a pocket park within the subdivision. Parcel B provides a connection to the perimeter trail system within the subdivision.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is currently zoned R-1-10 (Single-Family Residential, 10,000 square feet minimum lot size), and is currently undeveloped and vacant land. The property is located southwest of Village Boulevard. This phase is surrounded by a large area of lots in the R-1-10 (Residential, 10,000 Square Feet Minimum) Zone. Immediately south of the subject property is a large area of parcels zoned RR-1. The Pier at Stansbury Park PUD Subdivision is located in that zone and borders the trail system.

LAND USE CONSIDERATIONS (R-1-10 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet	N/A
Front Yard Setback	20 Feet On corner lots, two front yards are required	Can Comply
Side Yard Setback	Main Building: 5 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement	Can Comply

Request: Preliminary Plat Approval for the proposed 38-lot Sagewood Village (Phase 13) Subdivision

	On corner lots, two side yards are required	
Rear Yard Setback	Main Building: 20 Feet Accessory Buildings: 3 Feet, provided they do not encroach on any easement	Can Comply
Lot Width	80 Feet	Created smaller through Development Agreement
Lot Coverage	45 Percent	Can Comply
Lot Area	10,000 Square Feet	Development agreement specifies maximum density for the total development. Lot sizes are within the allowable flexibility in size based on the development agreement.
Required Improvements	Street Grading, Street Base, Curb and Gutter, Sidewalk, On-Site Surface Drainage Facilities, Wastewater Disposal and Street Monuments	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

The proposed development is consistent with the Tooele County General Plan Update 2022.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has been informed water rights are being obtained and will submit final agreement with final plat.

NEIGHBORHOOD RESPONSE

Any response that is received from the surrounding neighbors or the general public after this staff report is submitted will be forwarded over to the Tooele County Planning Commission for review and summarized in the meeting.

REVIEWING AGENCIES RESPONSE

All reviewing agencies have approved the Preliminary plat and civil drawings.

PLANNING STAFF ANALYSIS

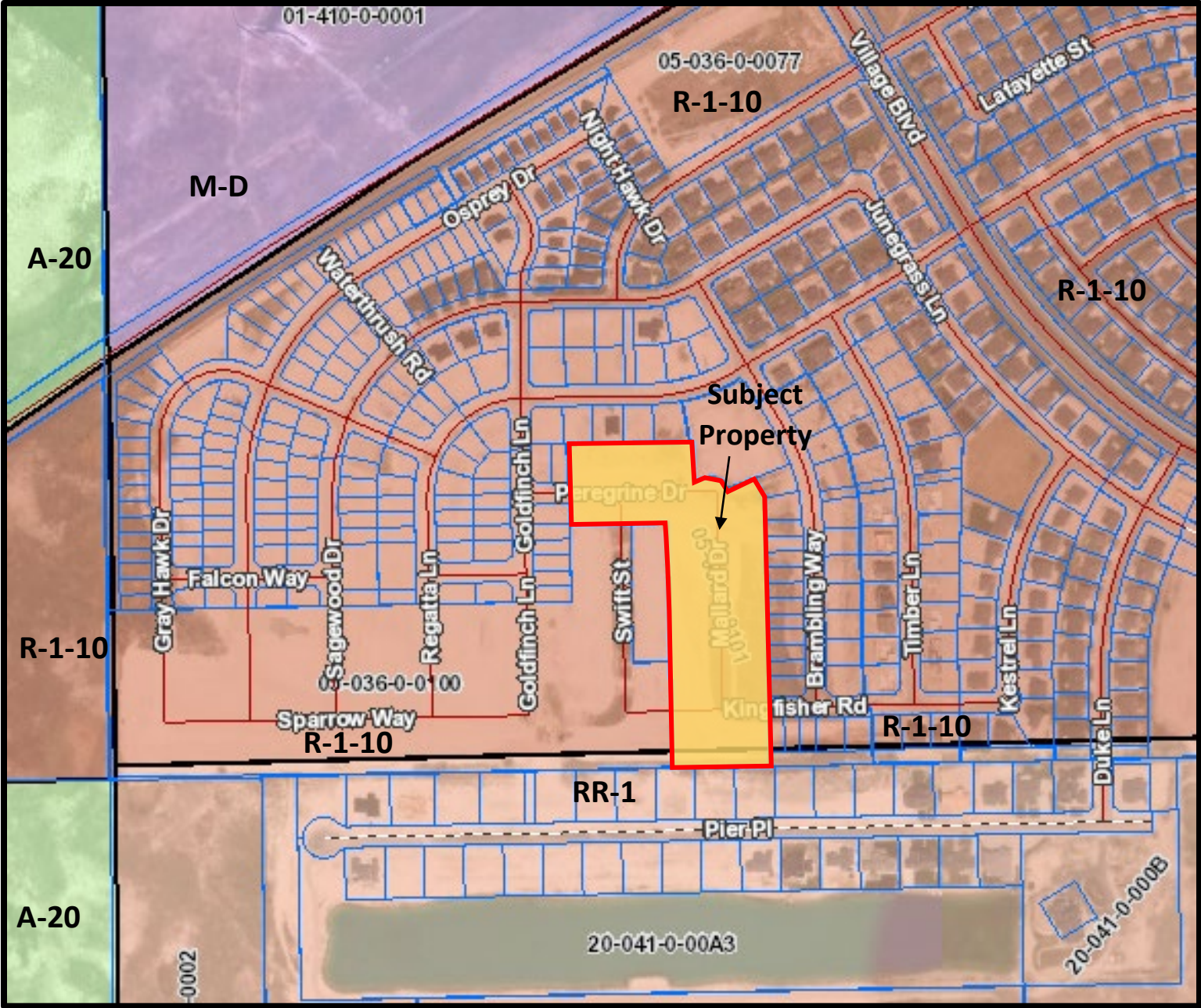
Minimum lot sizes in the R-1-10 zone are required to be a minimum of 10,000 square feet. Ivory's development agreement for the proposed development allows for flexibility in lot sizes based on a maximum overall density for the development. Through a few amendments to the development agreement over the years, it has been determined that the open space requirement is fulfilled. It also allows the area up to 1,050 lots. Including this plat (phase 13) of 38 lots they have reached 876 single family lots.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Preliminary Plat for the proposed 38-Lot Sagewood Village (Phase 13) Subdivision Preliminary plat.

SUB 2024-008: Preliminary Plat Approval for Sagewood Village Phase 13

Located off Peregrine Dr and Mallard Dr.



IVORY DEVELOPMENT



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

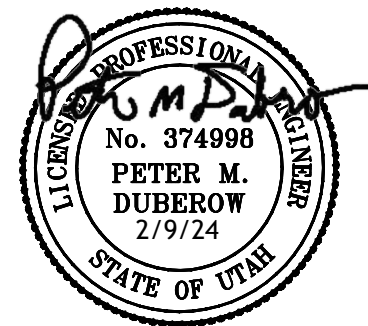
DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



- NOTES:
- This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.
 - All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.
 - All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.
 - All improvements in the public right of way shall conform with the standards and specifications of Tooele County.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
 - Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECC, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER	DATE
STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER	DATE
TOOELE COUNTY ENGINEER	DATE
STANSBURY PARK SERVICE AGENCY	DATE



Sagewood Village Phase 13

Title Sheet and Index of Drawings

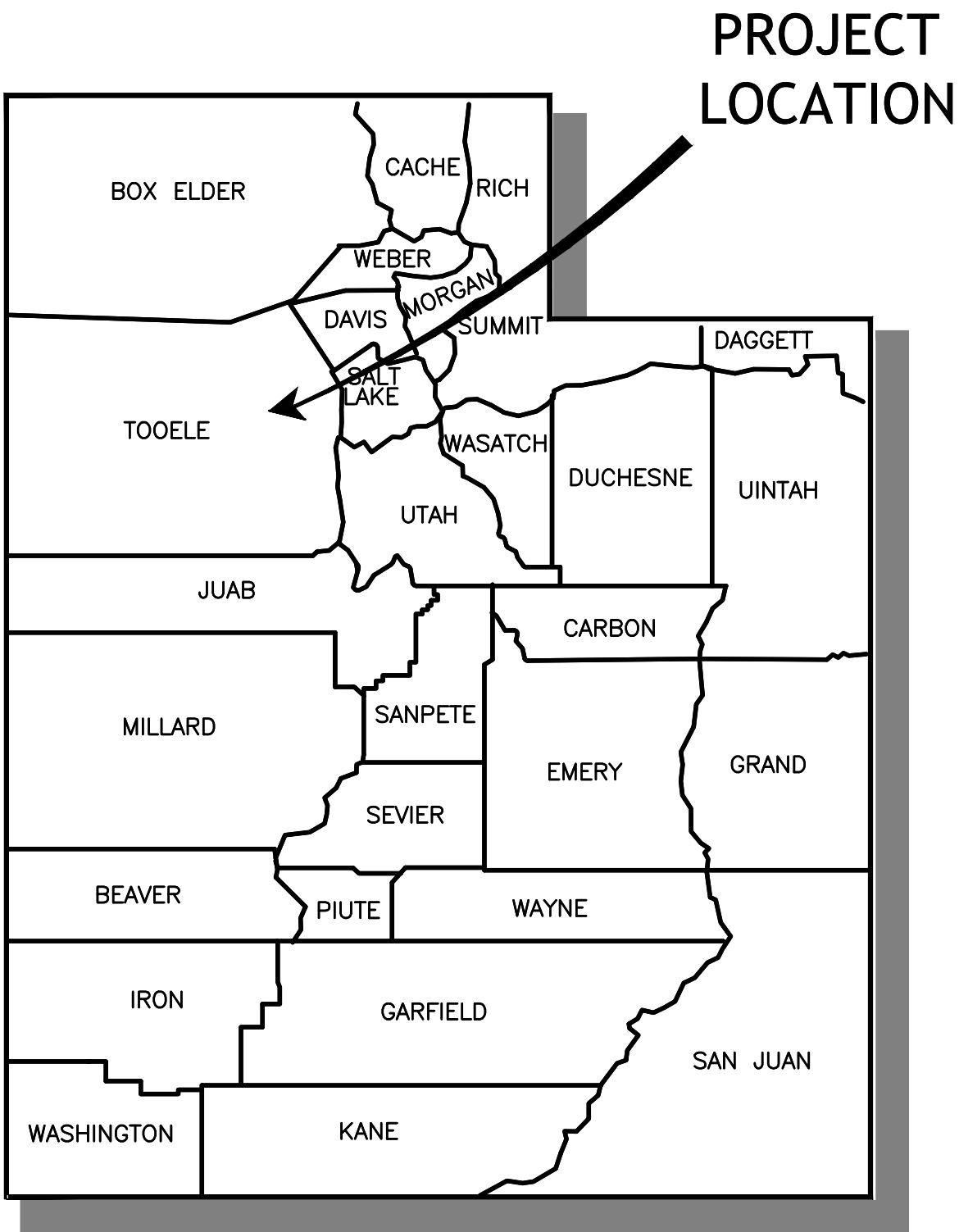
PROJECT:	1650
DRAWN BY:	TFP
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: February 9, 2024

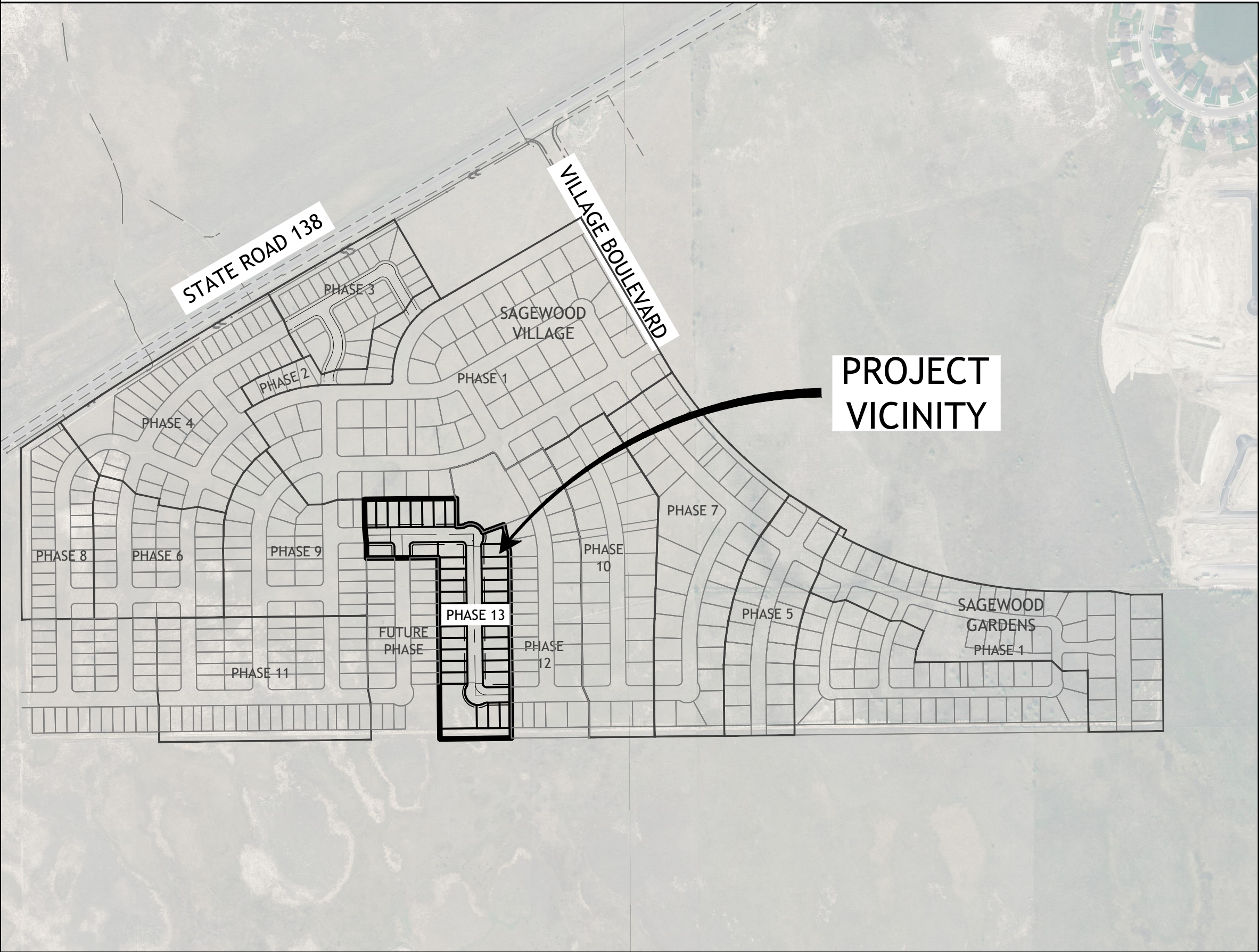
SHEET NUMBER:

T-1

LOCATION MAP



PROJECT VICINITY MAP SCALE 1" = 400'



SUBDIVISION PLANS FOR

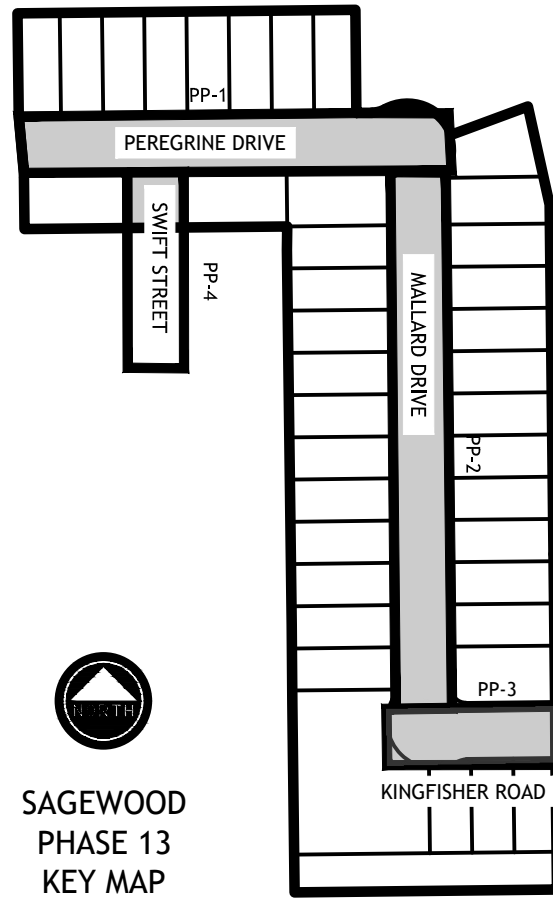
SAGEWOOD VILLAGE - PHASE 13

STANSBURY PARK, UTAH

FEBRUARY 2024

INDEX OF DRAWINGS

#	DESCRIPTION
T-1	TITLE SHEET AND INDEX OF DRAWINGS
-	SAGEWOOD VILLAGE PHASE 13 SUBDIVISION PRELIMINARY PLAT - SHEET 1 OF 2
-	SAGEWOOD VILLAGE PHASE 13 SUBDIVISION PRELIMINARY PLAT - SHEET 2 OF 2
-	SAGEWOOD VILLAGE PHASE 13 SUBDIVISION FINAL PLAT - SHEET 1 OF 2
-	SAGEWOOD VILLAGE PHASE 13 SUBDIVISION FINAL PLAT - SHEET 2 OF 2
G-0	SURVEY CONTROL
G-1	NOTES
G-2	PEDESTRIAN CIRCULATION PLAN
G-3	ROAD CONNECTIVITY PLAN
C-1	SITE PLAN
C-2	UTILITY PLAN
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-4A	TRAIL GRADING PLAN
PP-1	PEREGRINE DRIVE PLAN & PROFILE
PP-2	MALLARD DRIVE PLAN & PROFILE
PP-3	KINGFISHER DRIVE PLAN & PROFILE
PP-4	SWIFT STREET PLAN & PROFILE
DT-1	DETAILS
DT-2	DETAILS
DT-3	DETAILS
DT-4	DETAILS
DT-5	DETAILS



LEGEND

SS	SS	SDR 35 SANITARY SEWER
(SS)	(SS)	EXISTING SANITARY SEWER
SS	SS	SANITARY SEWER MANHOLE
W	W	8" PVC C-900 WATER LINE
(W)	(W)	EXISTING WATER LINE
X	X	WATER VALVE, TEE & BEND
FD	FD	FIRE HYDRANT
FD	FD	EXISTING FIRE HYDRANT
IR	IR	8" PVC C-900 IRRIG. LINE
(IR)	(IR)	EXISTING SEC. WATER LINE
X	X	IRRIG. VALVE, TEE & BEND
S	S	PROPOSED STREET LIGHT
CL	CL	RCP CL III STORM DRAIN
(CL)	(CL)	EXISTING STORM DRAIN
CB	CB	SD COMBOBOX, CB & CO
MC	MC	EXISTING MAJOR CONTOUR
MC	MC	EXISTING MINOR CONTOUR
MC	MC	PROPOSED MAJOR CONTOUR
MC	MC	PROPOSED MINOR CONTOUR
UD	UD	PROPOSED UNDER DRAIN
(UD)	(UD)	EXISTING UNDER DRAIN
UD	UD	UNDER DRAIN CLEANOUT

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH
PRELIMINARY PLAT



VICINITY MAP

PACIFIC CORP NOTES:

- 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.
- PURSUANT TO UTAH CODE ANN. § 17-28A-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 PACIFIC CORP HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:

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 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

38 LOTS

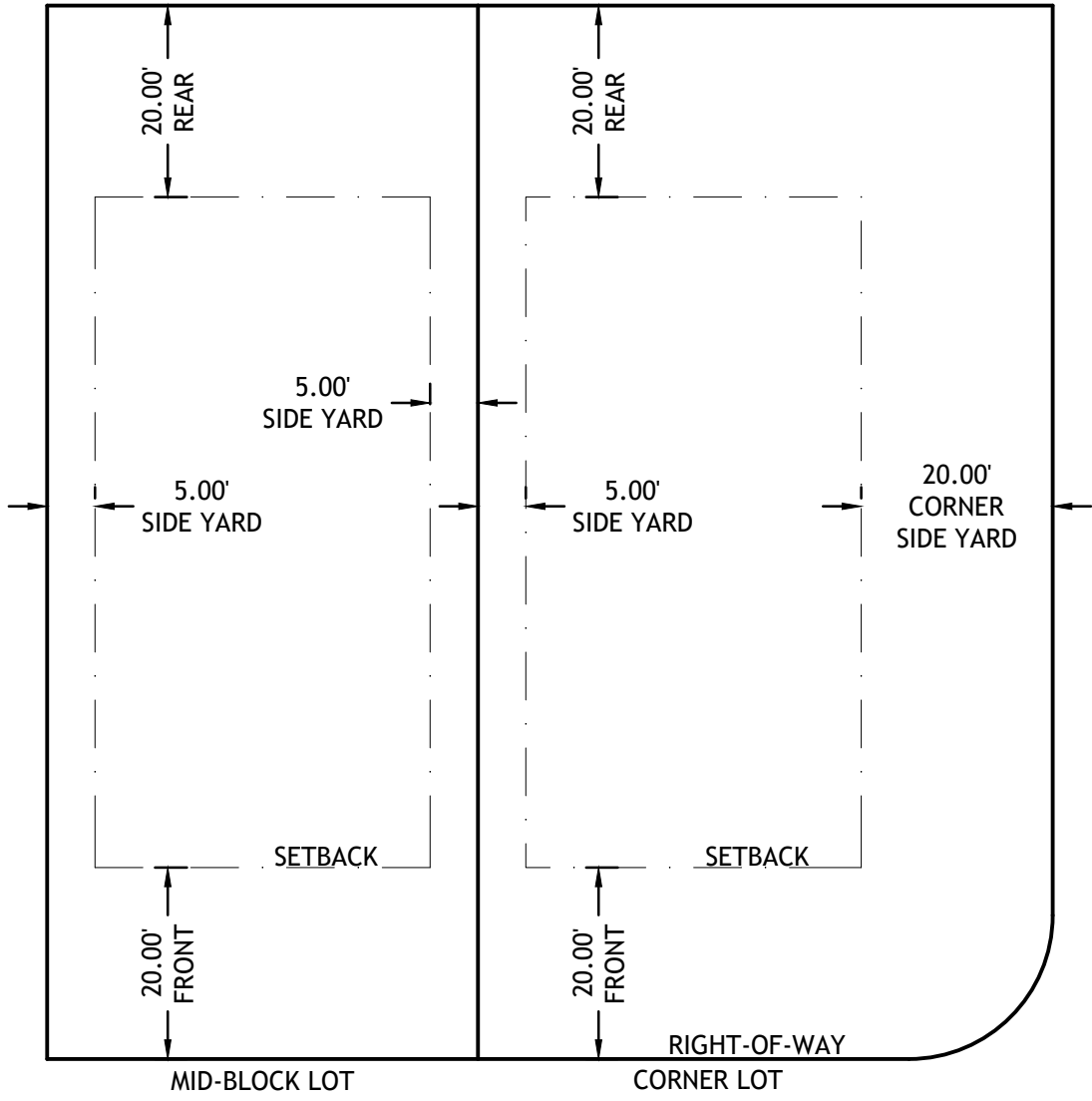
TOTAL LOT ACREAGE = 201,736.6 S.F. OR 4.45 AC. (ACRES IN AREA)

AVERAGE LOT SIZE = 5,101 S.F. OR 0.12 AC.

OPEN SPACE: = 33,492 S.F. OR 0.77 AC.

ROADWAY = 76,669 S.F. OR 1.76 AC.

TOTAL PLAT ACREAGE = 304090 S.F. OR 6.98 AC.



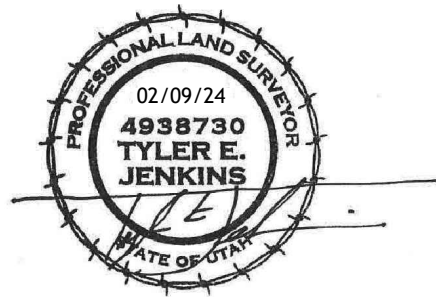
TYPICAL SETBACK DETAIL

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N89°22'40"E 1635.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°37'20"W 710.00 FEET; THENCE S89°22'40"W 280.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAGEWOOD VILLAGE PHASE 9 AS RECORDED AS ENTRY #533016; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES: 1) N00°37'20"W 60.00 FEET; 2) N05°23'09"W 60.21 FEET; 3) N00°37'20"W 110.00 FEET TO A POINT ALONG THE SOUTHERLY BOUNDARY OF SAGEWOOD VILLAGE PHASE 1 RECORDED AS ENTRY #481075; THENCE ALONG SAID SOUTHERLY LINE N89°22'40"E 360.00 FEET; THENCE S00°37'20"E 110.00 FEET; THENCE N89°22'40"E 16.99 FEET; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 14.50 FEET, A CHORD DIRECTION OF N75°31'56"E AND A CHORD DISTANCE OF 14.36 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 85.56 FEET, A CHORD DIRECTION OF S69°17'30"E AND A CHORD DISTANCE OF 75.50 FEET; THENCE N69°43'49"E 86.79 FEET; THENCE S12°26'44"E 107.43 FEET; THENCE S00°37'20"E 530.00 FEET; THENCE S00°24'55"E 60.00 FEET; THENCE S00°37'20"E 139.99 FEET TO THE NORTHERLY LINE OF THE PIER AT STANSBURY PARK PHASE 1 P.U.D. RECORDED AS ENTRY #476319; THENCE ALONG SAID NORTHERLY LINE S89°22'40"W 279.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 304,090 SQUARE FEET OR 6.98 ACRES IN AREA, 2 PARCELS AND 38 LOTS

OWNER'S DEDICATION

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

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

BY:

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
FOR: IVORY DEVELOPMENT, LLC
FOR: IVORY LAND CORPORATION

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2022, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF IVORY DEVELOPMENT, LLC AND IVORY LAND CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH

DEVELOPER

IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

SHEET 1 OF 2

RECORDED # _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE TOOELE COUNTY RECORDER

EASEMENT APPROVAL

DOMINION ENERGY DATE
COMCAST DATE
CENTURY LINK DATE
ROCKY MOUNTAIN POWER DATE

NORTH TOOELE FIRE DISTRICT

APPROVED THIS _____ DAY
OF _____ A.D., 20 _____.

NORTH TOOELE FIRE DISTRICT CHIEF

STANSBURY PARK SERVICE AGENCY

APPROVED THIS _____ DAY
OF _____ A.D., 20 _____.

SPSA CHAIRPERSON

TOOELE COUNTY COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY
OF _____ A.D., 20 _____.

TOOELE COUNTY COMMUNITY DEVELOPMENT

BOARD OF HEALTH

APPROVED THIS _____ DAY
OF _____ A.D., 20 _____.

DIRECTOR, TOOELE COUNTY BOARD OF HEALTH



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

ADMINISTRATIVE LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____ A.D.,
20 _____ BY THE TOOELE COUNTY PLANNING
COMMISSION.

CHAIR, TOOELE COUNTY PLANNING COMMISSION

STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D.,
20 _____ BY THE S.P.I.D. MANAGER

SIGNED

COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT IN ACCORDANCE
WITH INFORMATION ON FILE IN THIS OFFICE.

DATE TOOELE COUNTY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY
OF _____ A.D., 20 _____.

TOOELE COUNTY ATTORNEY

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY
OF _____ A.D., 20 _____.

TOOELE COUNTY TREASURER

TOOELE COUNTY SURVEY DEPARTMENT

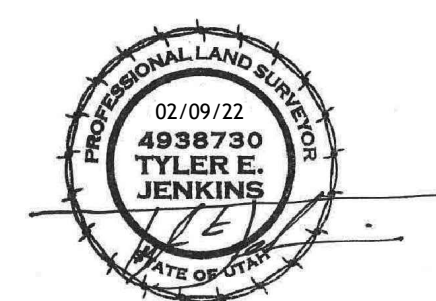
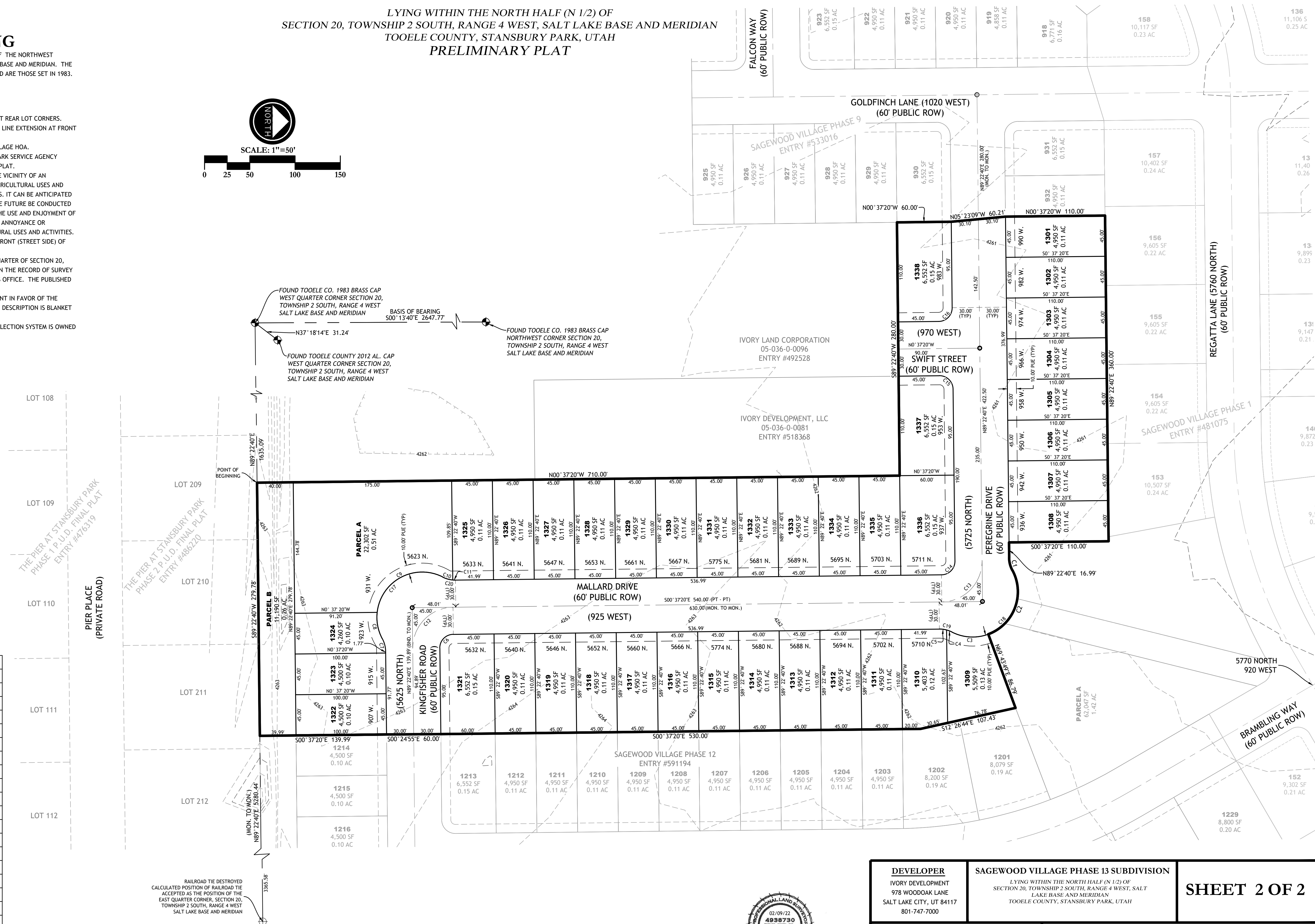
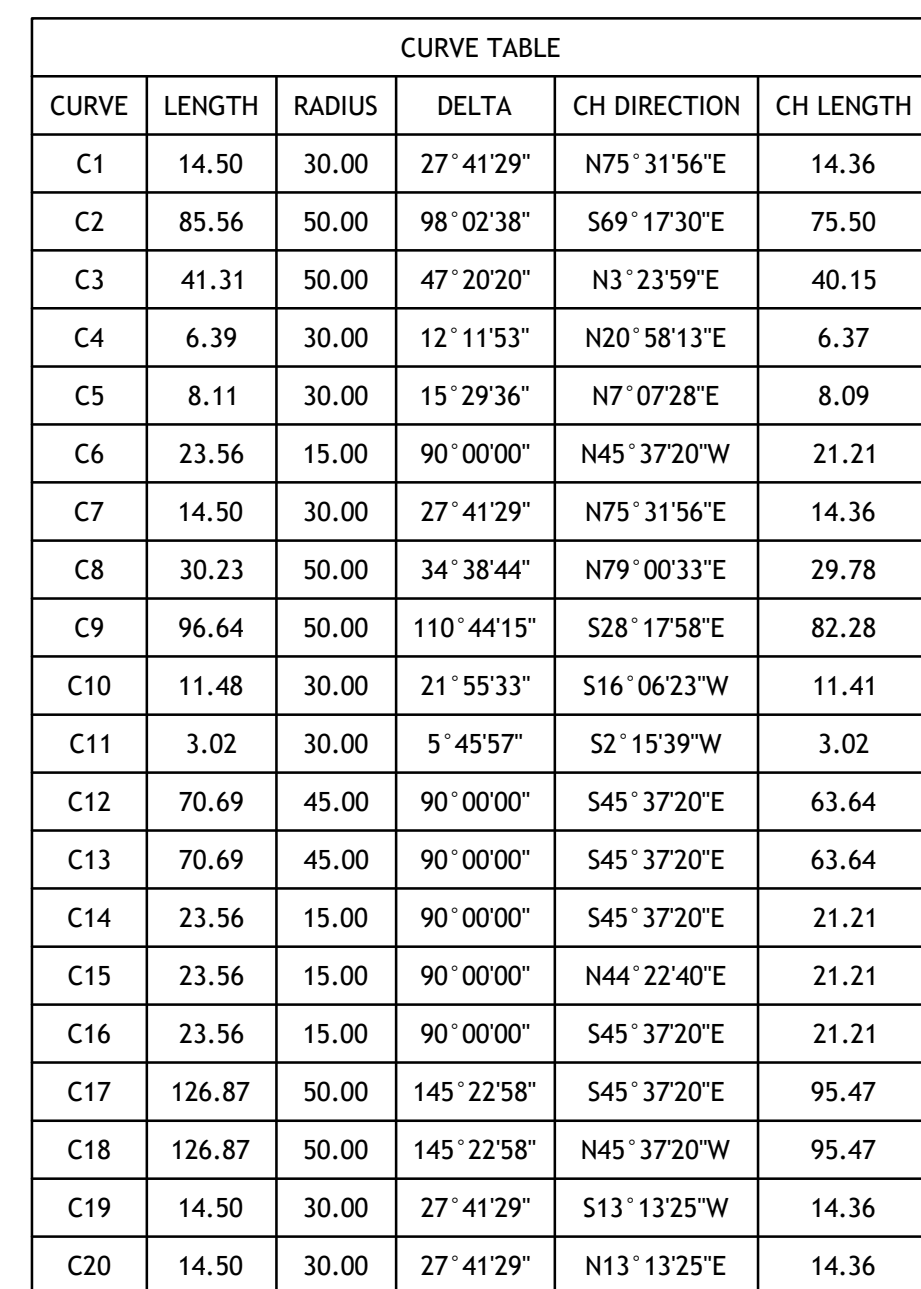
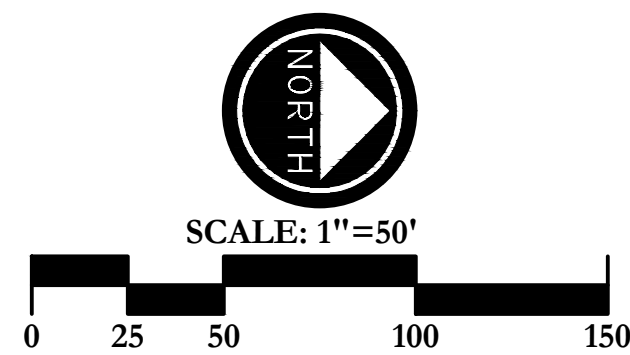
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED
THIS PLAT AND IT IS CORRECT WITH THE
INFORMATION RECORD OF SURVEY FILE #2018-0072
& FILE #2021-0133

DATE TOOELE COUNTY SURVEY DIRECTOR

LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH
PRELIMINARY PLAT

SOUTH 00°13'40" EAST, BEING THE BEARING OF THE WEST SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THE NORTHWEST CORNER AND THE WEST QUARTER CORNER MONUMENTS FOUND ARE THOSE SET IN 1983.

1. 8" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM TO BE PLACED AT REAR LOT CORNERS.
2. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB ON PROPERTY LINE EXTENSION AT FRONT LOT CORNERS.
3. PARCEL "A" WILL BE OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.
4. PARCEL "B" SHALL BE OWNED AND MAINTAINED BY THE STANSBURY PARK SERVICE AGENCY (SPSA). THIS PARCEL IS HEREBY DEDICATED TO THE SPSA WITH THIS PLAT.
5. AGRICULTURE PROTECTION AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6. PUBLIC UTILITY AND DRAINAGE EASEMENTS WILL BE 10 FEET IN THE FRONT (STREET SIDE) OF EACH LOT UNLESS SHOWN AND LABELED DIFFERENTLY ON THIS MAP.
7. THE BEARING AND DISTANCE BETWEEN MONUMENTS AT THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S1/4B66 WERE FILED IN ERROR ON THE RECORD OF SURVEY ENTRY #2018-0072 AT THE TOOELE COUNTY RECORDER'S/SURVEYOR'S OFFICE. THE PUBLISHED DISTANCE AND BEARING ON THE SUBDIVISION PLAT ARE CORRECT.
8. AREAS WITHIN THIS PLAT ARE AFFECTED BY A RIGHT OF WAY EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING. THE DESCRIPTION IS BLANKET IN NATURE AND THE EXACT LOCATION CANNOT BE PLOTTED.
9. THIS SUBDIVISION IS SERVED BY A LAND DRAIN. THE LAND DRAIN COLLECTION SYSTEM IS OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.



IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH

SHEET 2 OF 2

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ TOOELE COUNTY RECORDER _____



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH
FINAL PLAT



VICINITY MAP

PACIFIC CORP NOTES:

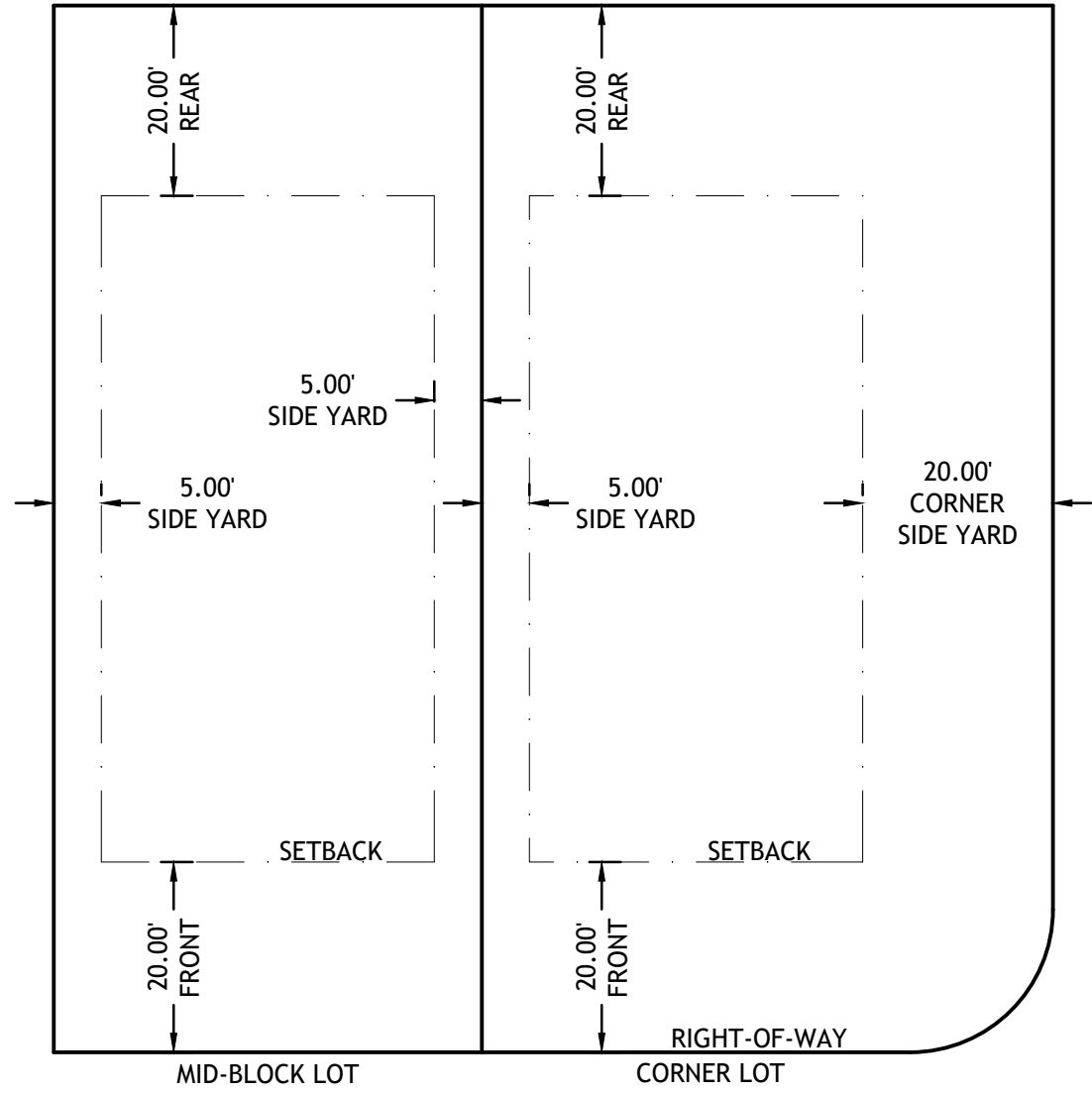
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- PURSUANT TO UTAH CODE ANN. § 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES 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 PACIFIC CORP HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

38 LOTS

TOTAL LOT ACREAGE = 201,736.6 S.F. OR 4.45 AC. (ACRES IN AREA)
AVERAGE LOT SIZE = 5,101 S.F. OR 0.12 AC.
OPEN SPACE: = 33,492 S.F. OR 0.77 AC.
ROADWAY = 76,669 S.F. OR 1.76 AC.
TOTAL PLAT ACREAGE = 304090 S.F. OR 6.98 AC.

DOMINION ENERGY NOTE:

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 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'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.



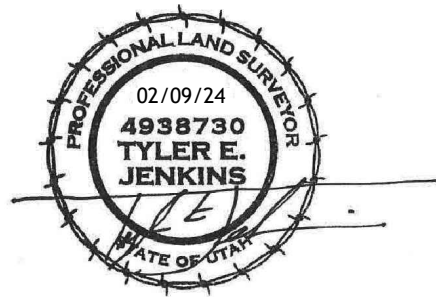
TYPICAL SETBACK DETAIL

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N89°22'40"E 1635.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°37'20"W 710.00 FEET; THENCE S89°22'40"W 280.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAGEWOOD VILLAGE PHASE 9 AS RECORDED AS ENTRY #533016; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES: 1) N00°37'20"W 60.00 FEET; 2) N05°23'09"W 60.21 FEET; 3) N00°37'20"W 110.00 FEET TO A POINT ALONG THE SOUTHERLY BOUNDARY OF SAGEWOOD VILLAGE PHASE 1 RECORDED AS ENTRY #481075; THENCE ALONG SAID SOUTHERLY LINE N89°22'40"E 360.00 FEET; THENCE S00°37'20"E 110.00 FEET; THENCE N89°22'40"E 16.99 FEET; THENCE ALONG A CURVE TO LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 14.50 FEET, A CHORD DIRECTION OF N75°31'56"E AND A CHORD DISTANCE OF 14.36 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 85.56 FEET, A CHORD DIRECTION OF S69°17'30"E AND A CHORD DISTANCE OF 75.50 FEET; THENCE N69°43'49"E 86.79 FEET; THENCE S12°26'44"E 107.43 FEET; THENCE S00°37'20"E 530.00 FEET; THENCE S00°24'55"E 60.00 FEET; THENCE S00°37'20"E 139.99 FEET TO THE NORTHERLY LINE OF THE PIER AT STANSBURY PARK PHASE 1 P.U.D. RECORDED AS ENTRY #476319; THENCE ALONG SAID NORTHERLY LINE S89°22'40"W 279.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 304,090 SQUARE FEET OR 6.98 ACRES IN AREA, 2 PARCELS AND 38 LOTS

OWNER'S DEDICATION

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

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

BY:
NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
FOR: IVORY DEVELOPMENT, LLC
FOR: IVORY LAND CORPORATION

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2022, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF IVORY DEVELOPMENT, LLC AND IVORY LAND CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

SAGEWOOD VILLAGE PHASE 13 SUBDIVISION

LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH

DEVELOPER

IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

SHEET 1 OF 2

RECORDED # _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ TOOELE COUNTY RECORDER

EASEMENT APPROVAL

DOMINION ENERGY _____ DATE _____
COMCAST _____ DATE _____
CENTURY LINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____

NORTH TOOELE FIRE DISTRICT

APPROVED THIS _____ DAY
OF _____ A.D., 20____.

NORTH TOOELE FIRE DISTRICT CHIEF

STANSBURY PARK SERVICE AGENCY

APPROVED THIS _____ DAY
OF _____ A.D., 20____.

SPSA CHAIRPERSON

TOOELE COUNTY COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY
OF _____ A.D., 20____.

TOOELE COUNTY COMMUNITY DEVELOPMENT

BOARD OF HEALTH

APPROVED THIS _____ DAY
OF _____ A.D., 20____.

DIRECTOR, TOOELE COUNTY BOARD OF HEALTH

TOOELE COUNTY SURVEY DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT WITH THE INFORMATION RECORD OF SURVEY FILE #2018-0072 & FILE #2021-0133

DATE TOOELE COUNTY SURVEY DIRECTOR

APPROVAL AS TO FORM

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

TOOELE COUNTY ATTORNEY

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY
OF _____ A.D., 20____.

TOOELE COUNTY TREASURER

COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE TOOELE COUNTY ENGINEER

STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D.,
20____ BY THE TOOELE COUNTY PLANNING
COMMISSION.

SIGNED

ADMINISTRATIVE LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____ A.D.,
20____ BY THE TOOELE COUNTY PLANNING
COMMISSION.

CHAIR, TOOELE COUNTY PLANNING COMMISSION

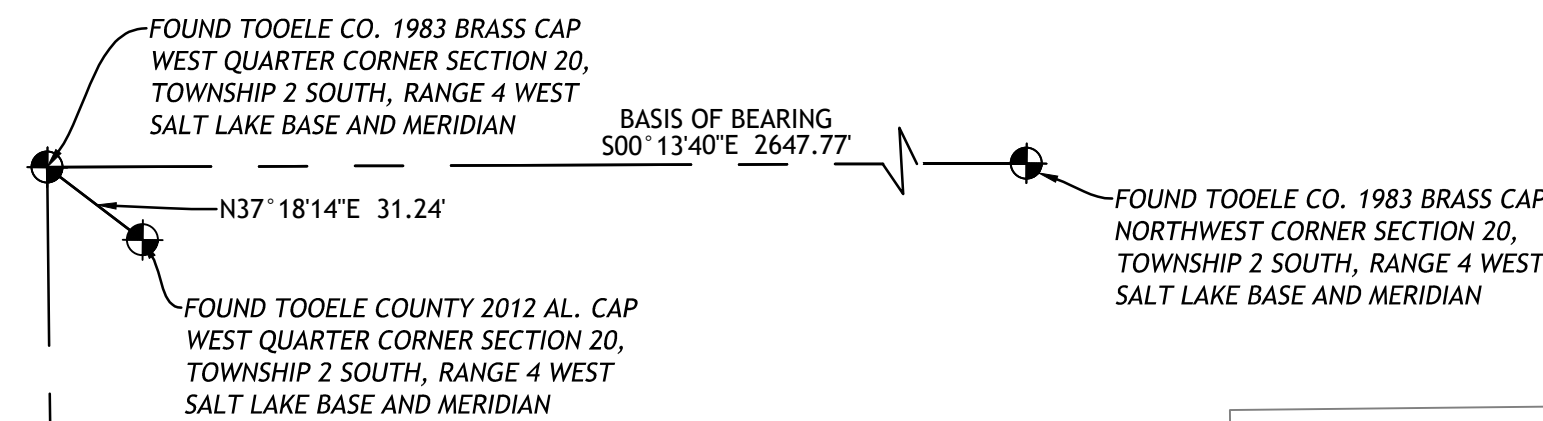


2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

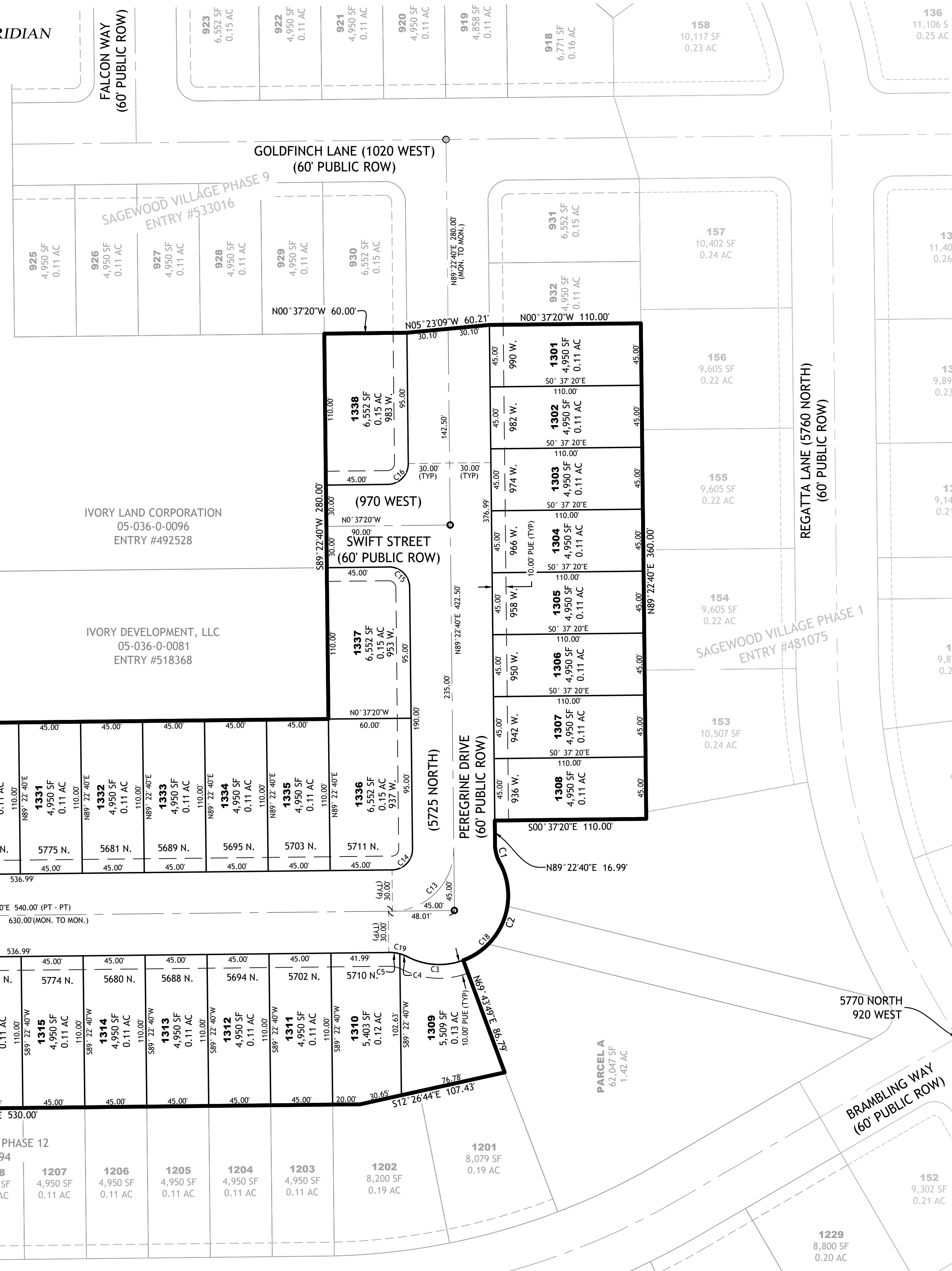
LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH
FINAL PLAT

SOUTH 00°13'40" EAST, BEING THE BEARING OF THE WEST SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. THE NORTHWEST CORNER AND THE WEST QUARTER CORNER MONUMENTS FOUND ARE THOSE SET IN 1983.

1. 8" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM TO BE PLACED AT REAR LOT CORNERS.
2. OFFSET PINS TO BE PLACED IN THE BACK OF THE CURB ON PROPERTY LINE EXTENSION AT FRONT LOT CORNERS.
3. PARCEL "A" WILL BE OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.
4. PARCEL "B" SHALL BE OWNED AND MAINTAINED BY THE STANSBURY PARK SERVICE AGENCY (SPSA). THIS PARCEL IS HEREBY DEDICATED TO THE SPSA WITH THIS PLAT.
5. AGRICULTURE PROTECTION AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6. PUBLIC UTILITY AND DRAINAGE EASEMENTS WILL BE 10 FEET IN THE FRONT (STREET SIDE) OF EACH LOT UNLESS SHOWN AND LABELED DIFFERENTLY ON THIS MAP.
7. THE BEARING AND DISTANCE BETWEEN MONUMENTS AT THE WEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S1/4B66 WERE FILED IN ERROR ON THE RECORD OF SURVEY ENTRY #2018-0072 AT THE TOOELE COUNTY RECORDER'S/SURVEYOR'S OFFICE. THE PUBLISHED DISTANCE AND BEARING ON THE SUBDIVISION PLAT ARE CORRECT.
8. AREAS WITHIN THIS PLAT ARE AFFECTED BY A RIGHT OF WAY EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING. THE DESCRIPTION IS BLANKET IN NATURE AND THE EXACT LOCATION CANNOT BE PLOTTED.
9. THIS SUBDIVISION IS SERVED BY A LAND DRAIN. THE LAND DRAIN COLLECTION SYSTEM IS OWNED AND MAINTAINED BY THE SAGEWOOD VILLAGE HOA.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH DIRECTION	CH LENGTH
C1	14.50	30.00	27° 41'29"	N75° 31'56"E	14.36
C2	85.56	50.00	98° 02'38"	S69° 17'30"E	75.50
C3	41.31	50.00	47° 20'20"	N3° 23'59"E	40.15
C4	6.39	30.00	12° 11'53"	N20° 58'13"E	6.37
C5	8.11	30.00	15° 29'36"	N7° 07'28"E	8.09
C6	23.56	15.00	90° 00'00"	N45° 37'20"W	21.21
C7	14.50	30.00	27° 41'29"	N75° 31'56"E	14.36
C8	30.23	50.00	34° 38'44"	N79° 00'33"E	29.78
C9	96.64	50.00	110° 44'15"	S28° 17'58"E	82.28
C10	11.48	30.00	21° 55'33"	S16° 06'23"W	11.41
C11	3.02	30.00	5° 45'57"	S2° 15'39"W	3.02
C12	70.69	45.00	90° 00'00"	S45° 37'20"E	63.64
C13	70.69	45.00	90° 00'00"	S45° 37'20"E	63.64
C14	23.56	15.00	90° 00'00"	S45° 37'20"E	21.21
C15	23.56	15.00	90° 00'00"	N44° 22'40"E	21.21
C16	23.56	15.00	90° 00'00"	S45° 37'20"E	21.21
C17	126.87	50.00	145° 22'58"	S45° 37'20"E	95.47
C18	126.87	50.00	145° 22'58"	N45° 37'20"W	95.47
C19	14.50	30.00	27° 41'29"	S13° 13'25"W	14.36
C20	14.50	30.00	27° 41'29"	N13° 13'25"E	14.36



IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

LYING WITHIN THE NORTH HALF (N 1/2) OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
LAKE BASE AND MERIDIAN
TOOELE COUNTY, STANSBURY PARK, UTAH

RECORDED #

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

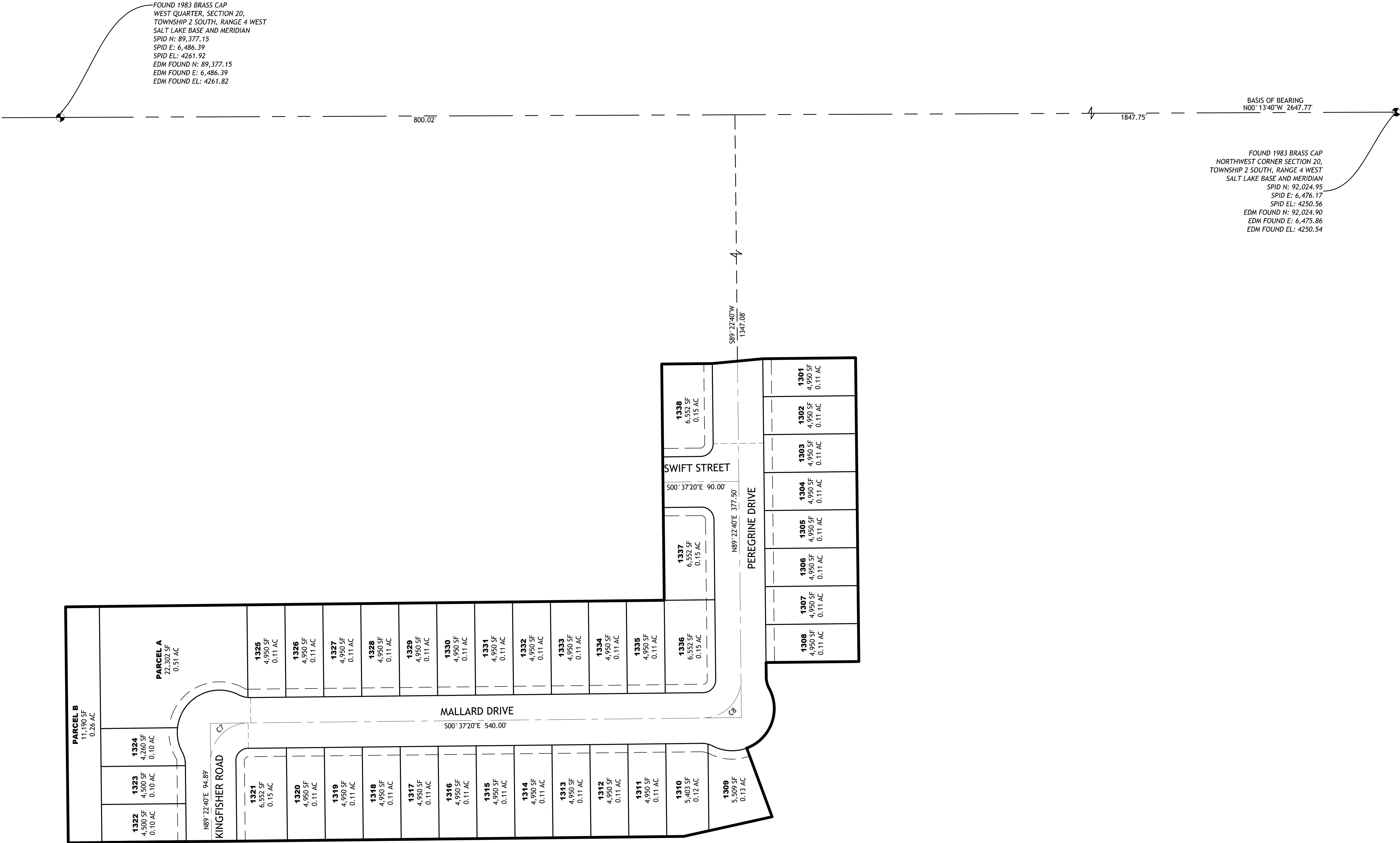
TOOELE COUNTY RECORDER



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(801) 305-4670 www.edmpartners.com

C:\Users\pmnd23\EDM Partners\Dropbox\Projects\Sagewood Village\Drawings\SF13\1302.Grd.dwg

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	70.69	45.00	90° 00'00"	N45° 37'20"W	63.64
C8	70.69	45.00	90° 00'00"	S45° 37'20"E	63.64



EDM Partners

2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 60'

0 30 60 120 180

DEVELOPER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

NOTES:

1. This drawing is considered preliminary unless affixed with a municipal approval or accompanied by a separate approval document.

2. All culinary water improvements shall conform with the standards and specifications of Stansbury Park Improvement District.

3. All under drain improvements shall conform to APWA standards and specifications for sanitary sewer.

4. All improvements in the public right of way shall conform with the standards and specifications of Tooele County.

5. All private improvements shall conform to APWA standards and specifications.

6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

7. Refer to project geotechnical report for additional information associated with fill placement and earthwork. Prepared by AGECE, Dated August 17, 2016 (Project # 1160512).

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT
MANAGER

DATE

STANSBURY PARK IMPROVEMENT DISTRICT
ENGINEER

DATE

BENCHMARK = W 1/4 S 20, R 4 W, T 2 S
N = 89,377.15, E = 6,486.39, EL = 4261.82

PETER M. DUBEROW

PROFESSIONAL ENGINEER

STATE OF UTAH

11/5/21

No. 374998

Sagewood Village

Phase 13

Survey Control

PROJECT: 1650

DRAWN BY: TFP

REVIEWED BY: PMD

REVISIONS:

No. DATE

REMARKS

DATE: November 5, 2021

SHEET NUMBER: G-0